



7 Greenways, Holt, Norfolk NR25 6RX

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Independent Estate Agents  
**Pointens**









**7 Greenways Holt**

**Norfolk NR25 6RX**

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

A spacious well appointed detached 2 bedroom non estate bungalow pleasantly situated in much favoured cul-de-sac. Greenways is convenient for Holt High Street and Gresham's Schools. A particular feature is the private corner plot garden.

**GUIDE PRICE £450,000**



## The Property

The property offered for sale is a spacious detached two bedroom bungalow pleasantly situated on a very private corner plot. Greenways is a small, select cul-de-sac of similar properties in a much favoured area of the town. Refurbished in recent years, the well appointed accommodation now briefly comprises an entrance hall, a sitting room, a well fitted out kitchen, dining room, two double bedrooms and a shower room. The property enjoys the benefit of gas fired central heating from a Viessman boiler installed in 2020 and UPVC double glazing, there has also been a partial rewire carried out in 2020. Outside, the bungalow is approached over a gravel driveway which provides ample off street parking and leads to a garage. There are pleasant gardens to the front, side and rear of the property.

## The Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street.

## Directions

From the centre of town, continue through the market place, past the Post Office and on to the old Cromer Road heading towards Gresham's school. After passing the Prep School on your right turn left into Kelling Road. Greenways is then your next turning on the right hand side and number 7 will be found towards the head of the cul-de-sac on the left. .

## Accommodation

The accommodation comprises:

### Entrance Hall

Radiator. Fitted cupboard. Wooden floor.

### Sitting Room (17'4 x 11')

Radiator, television point.

### Kitchen (11'10 x 10')

Range of fitted base units with working surfaces over. Fitted double oven. Plumbing for automatic washing machine. Recess for fridge/freezer. Fitted shelving, wall mounted cabinet, larder cupboard. Door to -

### Rear Porch

Wooden floor, door to side garden.

### Dining Room (8'4 x 8'3)

Radiator.

### Bedroom One (14' x 12')

Two fitted double wardrobes. Radiator.

### Bedroom Two (11'9 x 9'10)

Radiator. Fitted double wardrobe.

### Shower Room

Fitted shower cubicle. Vanity unit with basin over. W.C., heated towel rail.

### Cloakroom

WC, washbasin.

### Curtilage

The property is approached over a gravel driveway which provides ample off street parking for several vehicles and leads to a brick built garage (17'10 x 8'6) with up and over door, personal door to rear garden, electric power and light. Wall mounted gas fired boiler for central heating and domestic hot water, storage cupboard. To the front of the property there is a lawned garden with various inset trees and shrubs, all enclosed by mature hedging. There is a further garden area to the side of the bungalow which is mostly laid to lawn and with a patio and to the rear of the property is a private garden, laid to lawn together with a patio area, various inset trees and shrubs, all enclosed by mature hedging.

### General Information

**Tenure:** Freehold.

**Council Tax Band:** E (2024/25—£2,744.97)

**Energy Performance Certificate:** Band C

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H313298



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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

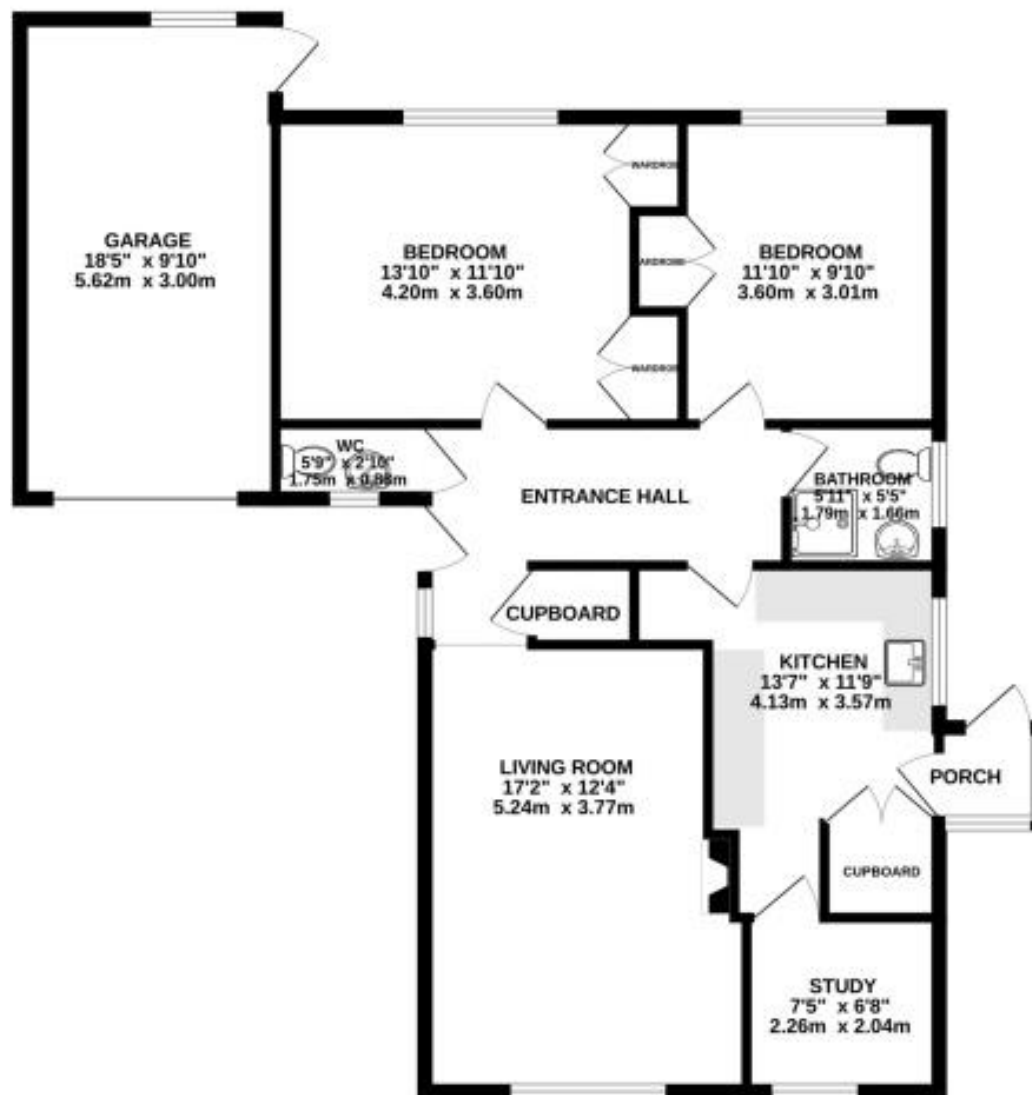
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GROUND FLOOR  
1018 sq.ft. (94.5 sq.m.) approx.



7 GREENWAYS, HOLT

TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other spaces are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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