



2 Buzzard Way, Holt

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Pointens

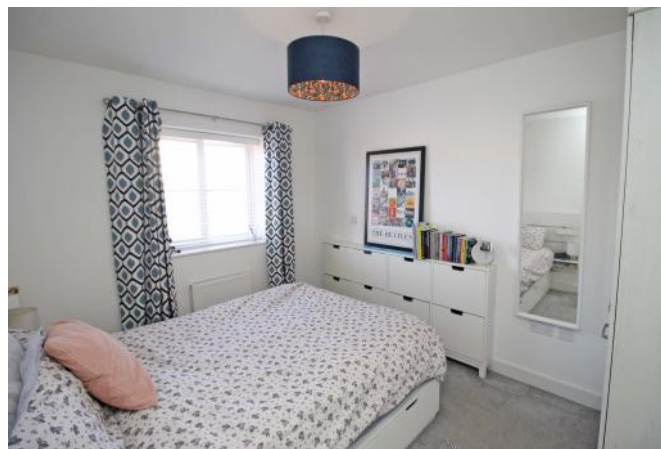




2 Buzzard Way, Holt
Norfolk NR25 6GL
 North Norfolk Heritage Coast 3 miles,
 Norwich 20 miles

The property offered for sale is a semi-detached house situated on the south eastern outskirts of the town. In excellent order throughout the property offers 3 good size bedrooms (master ensuite) 3 off street car parking spaces and a large garage. A short walk from the property is Holt Country Park and its 100 acres of mixed woodland, extensive walks and abundant wildlife.

GUIDE PRICE £295,000



The Property

The property offered for sale is an exceptionally well appointed modern semi detached home constructed by Lovell Homes in 2019. The well appointed accommodation comprises an entrance hall leading to a sitting room, a well fitted out kitchen/diner and a cloakroom. On the first floor a landing leads to three good size bedrooms (master with en-suite) and a family bathroom. The property enjoys the benefit of gas fired central heating and sealed unit double glazing throughout together with the remainder of an NHBC 10 year guarantee. Outside, there is allocated off street parking for three vehicles, a large garage and to the rear of the house is a fully enclosed garden. The property is being sold with no onward chain.

The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, a large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich, with its International Airport and mainline station to London Liverpool Street, takes about 40 minutes by car.

Directions

Leave Holt High Street via Station Road. Upon reaching the Holt bypass turn left and continue on to the roundabout. At the roundabout take the second exit into Heath Drive. Turn first right into Robin Close. And first right into Woodpecker Drive. At the T junction turn left. The entrance to Buzzard Way will then be on your right hand side.

Accommodation

Accommodation comprises of
Front door, leading to -

Entrance Hall

Radiator. Staircase to first floor with cupboard under.

Sitting Room (16'6 x 10'2)

Television point. Radiator. Double doors leading to the rear garden.

Kitchen/Diner (16'x 8'9)

Range of fitted base units with working surfaces over, Inset one and a half bowl sink unit with mixer tap, Gas surface hob, Fitted double oven, Extractor hood, Fitted fridge/freezer, Dishwasher, Plumbing for automatic washing machine, Wall mounted gas fire boiler for central heating and domestic hot water, Range of matching wall units, Television point, Tiled floor.

Cloakroom

W.C., Washbasin, Radiator.

First Floor

Landing

Radiator, Fitted cupboard.

Bedroom One (12' x 9'3)

Radiator., Fitted double wardrobe.

En suite Shower Room

Tiled shower cubicle, Washbasin, W.C., Half tiled walls. Electric shaver point, Heated towel rail.

Bedroom Two (9'8' x 9'7)

Radiator.

Bedroom Three (8'7x7')

Radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment, WC, Washbasin, Heated towel rail, Electric shaver point, Half tiled walls.

Curtilage

To the front of the property there is a small garden area, A pedestrian path runs down the side of the property to the rear garden. There is a patio directly behind the house, a lawn and inset mature flower and shrub beds all fully enclosed by a wood panelled fencing. A short distance away is a brick and tile garage (23'x10'3) with an up and over door. In front of the garage is off street parking for 3 vehicles.

General Information

Tenure: Freehold.

Council Tax Band: C (2024/25—£1996.34)

Energy Performance Certificate: Band B

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: H313333

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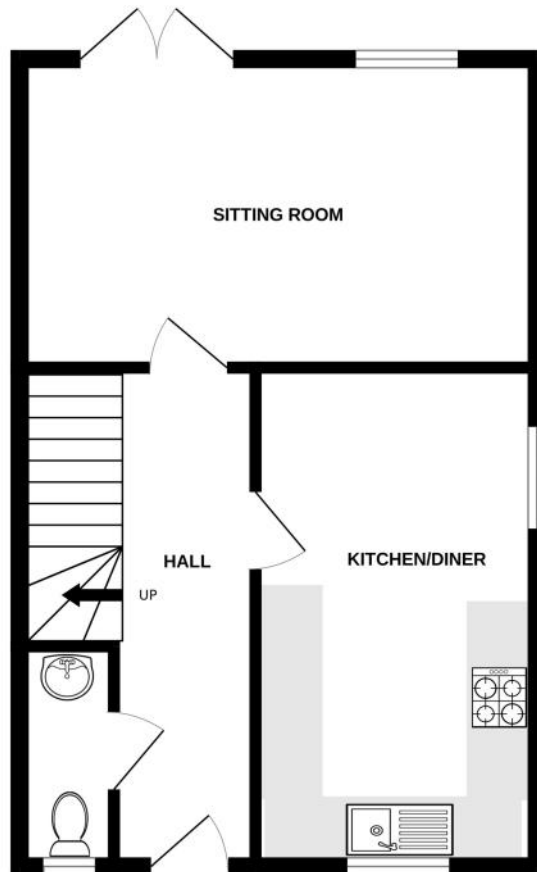
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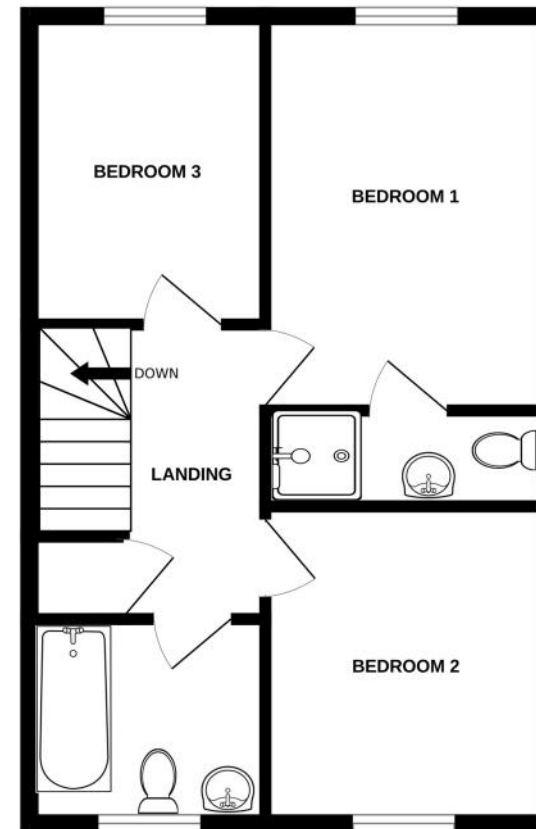
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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2 BUZZARD WAY, HOLT, NORFOLK NR25 6GL

TOTAL FLOOR AREA : 870 sq.ft. (80.9 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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