



9 The Beeches, Holt

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9 The Beeches, Holt, Norfolk NR25 6AU

North Norfolk Coast: 3 miles

Norwich: 20 miles

A well appointed two bedroom semi-detached house situated in this much sought after small select development for the over 60's. Located just a short level walk from Holt's extensive range of shops and amenities.

Guide Price £300,000



The Property

The Property offered for sale is a much improved, semi - detached two bedroom semi-detached house situated on a small, select development specifically for the over-60's. The Beeches is conveniently located in a tree lined road only around 150 yards from the popular Holt town centre. This popular development enjoys well tendered and cared for communal grounds. With central heating throughout, the generously proportioned accommodation briefly comprises an entrance porch, an entrance hall, sitting room, dining room, garden room a well fitted out kitchen and a shower room. On the first floor a landing leads to two good size bedrooms, a dressing room and a family bathroom. Outside, there is a private enclosed garden.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. 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. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston, all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt High Street via Station Road. After around 150 yards you will find the entrance to The Beeches on your right hand side. Walk on the footpath to the rear of the main house and number 9 will be found on the left, quietly located to the rear of the development.

Accommodation

The accommodation comprises:

Entrance door leading to porch

Porch

Cupboard housing a Worcester Bosch boiler for central heating and domestic hot water. Radiator. Tiled floor. Door to entrance hall.

Entrance Hall

Coats cupboard. Cupboard housing a washing machine (not included). Staircase to first floor with fitted stairlift. Radiator.

Sitting Room (14'7 x 12'4)

Decorative fireplace, radiator, television point. Double glazed sliding door to -

Garden Room (18'6 x 9'4)

Fitted blinds, night storage radiator. Radiator. Double doors leading to the rear garden.

Dining Room (11'1 x 11')

Radiator.

Kitchen (9'4 x 9'4)

Range of fitted base units with working surfaces over. Inset stainless steel sink unit with mixer tap. Electric oven. Re-circulating hood over. Plumbing for dishwasher. Tiled splashbacks. Range of matching wall units.

Shower Room

Recently re-fitted with large new walk-in shower cubicle, W.C., and vanity unit with basin over. Electric wall mounted heater. Heated towel rail.

First Floor Landing

Radiator.

Bedroom One (17' x 13'8 max)

Radiator. Two dormer windows.

Dressing Room (9' x 6'6)

Radiator. Range of fitted cupboards, Velux window.

Bedroom Two (12'3 x 10'5)

Radiator. Velux window.

Bathroom

Panelled bath with mixer tap. Pedestal washbasin. W.C. Heated towel rail. Electric wall heater. Wall light/shaver point. Velux window.

Curtilage

A pedestrian gate gives access to a lawned side garden with various inset flower and shrub beds, a patio area and a wooden garden shed, all enclosed by wooden panelled fencing.

General Information

Tenure: Leasehold, the property is held on a 125 year lease which commenced in 1990. The monthly service charge is £206.34 and includes maintenance for the communal areas, external decoration of all properties within the development, buildings insurance, external window cleaning, an emergency monitoring system and upkeep of all roofs, gutters and drainpipes. The freehold is owned by The Elm Group. The ground rent is £1.00 per annum. Pets may be allowed under strict conditions, please enquire for further details.

Tax Band: C (£1996.34–2024/25)

Energy Performance Certificate: Band D.

Services: All mains services are connected.

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

Viewing: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313295.

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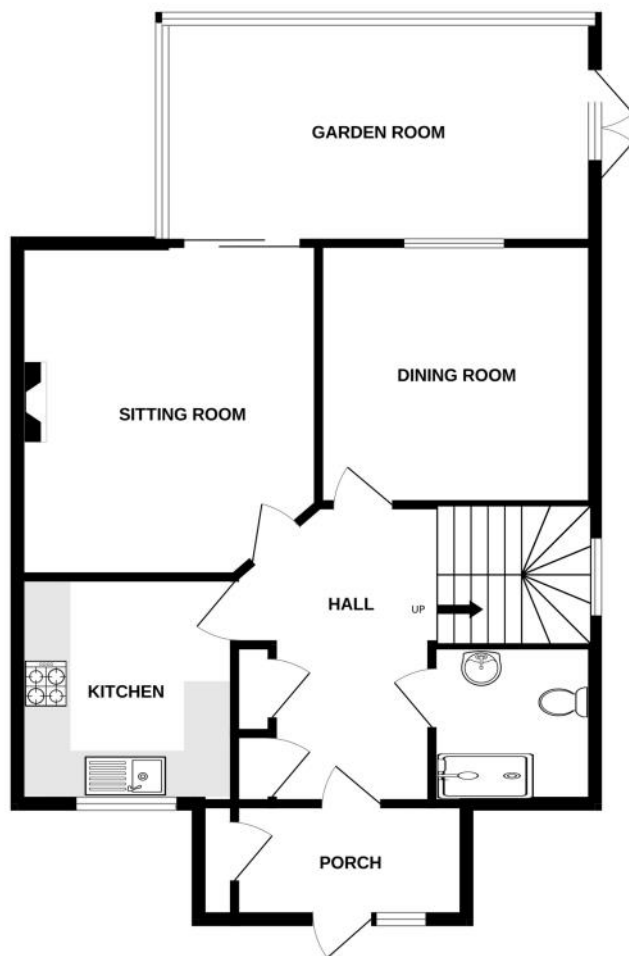
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GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

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