



13 Robin Close, Holt

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Independent Estate Agents

**Pointens**









**13 Robin Close,  
Holt, Norfolk NR25 6GD**

Blakeney 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

**Constructed in 2021 this superbly presented semi - detached house is situated towards the southern outskirts of the town and is just 300 yards from Holt Country Park with its 100 acres of mixed woodland, extensive walks and abundant wildlife.**

**GUIDE PRICE £270,000**



**rightmove** 

## The Property

The property offered for sale is a modern semi detached house constructed in 2021 by Lovell Homes. Situated towards the southern outskirts of the town and in excellent condition throughout, The accommodation is extremely well appointed and comprises an entrance hall, a sitting room, a well fitted out kitchen/diner and a cloakroom. A first floor landing leads to a master bedroom with en-suite, a further bedroom and a bathroom. The property enjoys the benefit of sealed unit double glazed windows and doors and gas fired central heating and the remainder of a 10 year NHBC guarantee. Outside, there is off street parking for two vehicles and gardens to the front and rear.

## Location

Located on the new Heath Farm development on the far southern end of Holt, this property is just a short distance from the town centre, the famous North Norfolk Railway (Poppy Line) Station and Holt Medical Practice at High Kelling. 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 away with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distance from where there is a fast rail service to London Liverpool Street.

## Directions

Leave Holt High Street via Station Road. Upon reaching the Holt by-pass turn left and continue on to the roundabout. At the roundabout take the second exit into Heath Drive. Take the second right hand turning into Robin Close. Number 13 will then be found on your left hand side after a short distance.

## Accommodation

The accommodation comprises:

### Entrance Hall

Radiator. Staircase to first floor with cupboard under.

### Sitting Room (15' x 9'6)

Television point, radiator. Double doors leading to the rear garden.

### Kitchen/Diner (17'6 x 8'3)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Integral fridge and freezer. Fitted oven. Gas surface hob with extractor hood over. Plumbing for automatic washing machine. Range of wall units. Media point. Radiator.

### Cloakroom

W.C. Washbasin with mixer tap over. Radiator.

### First Floor

#### Landing

Radiator. Airing cupboard housing the gas fired boiler for central heating and domestic hot water.

### Bedroom One (15' x 9')

Television point, radiator, double wardrobe. Door to -

#### En suite

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

### Bedroom Two (10'10 x 8')

Radiator.

### Family Bathroom

Panelled bath, W.C., washbasin. Heated towel rail. Electric shaver point. Half tiled walls.

### Curtilage

To the side of the property is a brickweave driveway providing off street parking for two vehicles. To the front of the house there are inset flower and shrub beds and to the rear is a garden which is mostly laid to lawn with a patio area. This is fully enclosed by wooden panelled fencing.

### General Information

**Tenure:** Freehold.

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

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

**Energy Performance Certificate:** Band B.

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

**Viewings:** Strictly via the sole agents, Pointens Estate Agents,  
Tel: 01263 711880.

### Agent's Notes:

A charge is made for maintenance of the communal areas on the development and insurance for the play park. Our vendor informs us that the charge was £150 for this current year.

Intending purchasers will be asked to produce original Identity documentation and proof of address before solicitors are instructed. We also require to see proof of funding.

**Reference:** H313313..

### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

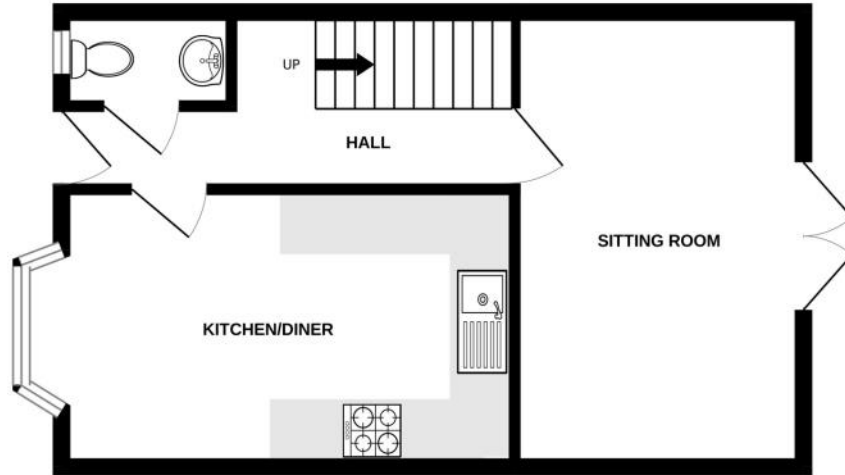
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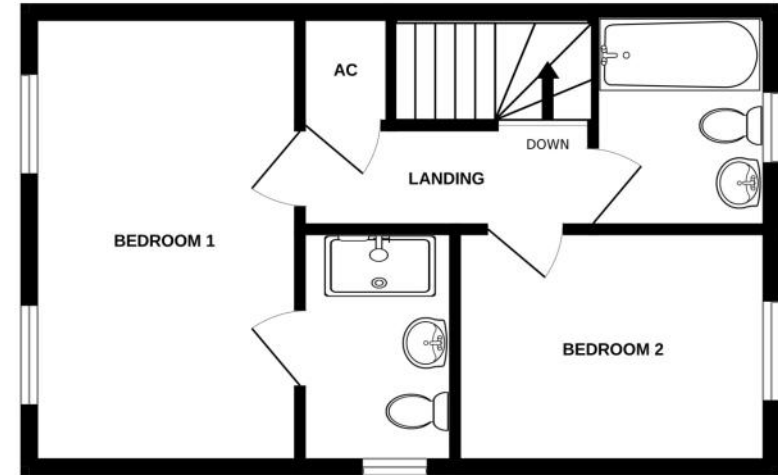




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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