



14 Town Close, Holt

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Independent Estate Agents
Pointens





14 Town Close, Holt

Norfolk NR25 6JN

North Norfolk Heritage Coast 2 miles,

Norwich 20 miles

A well appointed detached 2 bedroom chalet bungalow situated in a quiet and much favoured residential close around 100 yards from Holt High Street and the extensive amenities it offers.

GUIDE PRICE £395,000



THE PROPERTY

The property offered for sale is a chalet style bungalow pleasantly situated in this popular cul-de-sac. Town Close is a popular residential area around 100 yards flat walk from Holt town centre. The close comprises sixteen properties and adjoins a small, part wooded common. In good condition throughout. The property presently has accommodation comprising an entrance porch, sitting room with an open fireplace, well fitted out kitchen, a rear hall, shower room, a cloakroom and a downstairs bedroom. On the first floor a landing/study area leads to a further bedroom and a bathroom. The property also has the benefit of replacement UPVC sealed unit, double glazed windows, and gas fired central heating throughout. Outside, there is a front garden area, a driveway which leads down the side of the property to a car port. To the rear is a private enclosed garden. The property is being sold with no upward chain.

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 in distance with Salhouse, 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 and an international airport.

DIRECTIONS

From the sole agents office turn left into New Street. Follow this road for around 100 yards and you will find Town Close situated on your left hand side. The property will then be found on the right hand side identified by a Pointens 'for sale' board.

ACCOMMODATION

The accommodation comprises:

UPVC front door to:

Entrance Hall

Recess with Coat pegs.

Sitting Room (17'6 x 14')

Open fireplace housing a gas fire, two shelved recesses, two radiators. Double doors to:

Dining Room (12' x 10,4)

Stairs to first floor with cupboard under, shelved cupboard, radiator, telephone point. Double doors leading to the rear garden.

Kitchen (13'5 x 9')

Range of fitted base units with wooden work surfaces over, inset single sink unit with mixer tap. Fitted oven, induction hob, extractor fan and dishwasher. Side door to outside, radiator, cupboard housing a gas fired boiler for central heating and hot water.

Inner Hall

Radiator.

Bedroom One (12'6 x 9')

Radiator. Window over looking the rear garden.

Shower Room

Shower cubicle, pedestal washbasin, radiator. Fully tiled walls and floor.

Cloakroom

WC, fully tiled walls.

First floor landing/Study area

Radiator, fitted shelving, fitted cupboard, radiator, two Velux windows.

Bedroom (13' x 11'3 Double Aspect)

Two storage cupboards, radiator, airing cupboard with factory lagged tank and fitted shelving.

Bathroom

Panelled bath with mixer tap and shower attachment, shower screen, WC washbasin. Radiator, large storage cupboard, electric shaving point, fully tiled walls.

Curtilage

The property is approached over a tarmac driveway which leads to a car port 19' x 9'. There are shingled gardens to the front of the property and to the rear is a lawned garden with a patio area and various inset flower and shrub beds, summer house, all fully enclosed by wood panelled fencing

General Information

Tenure: Freehold.

Council Tax Band: Band D..

Services: All mains services are connected.

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

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

Energy Performance Certificate: To be confirmed.

Ref No: H313123.

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.

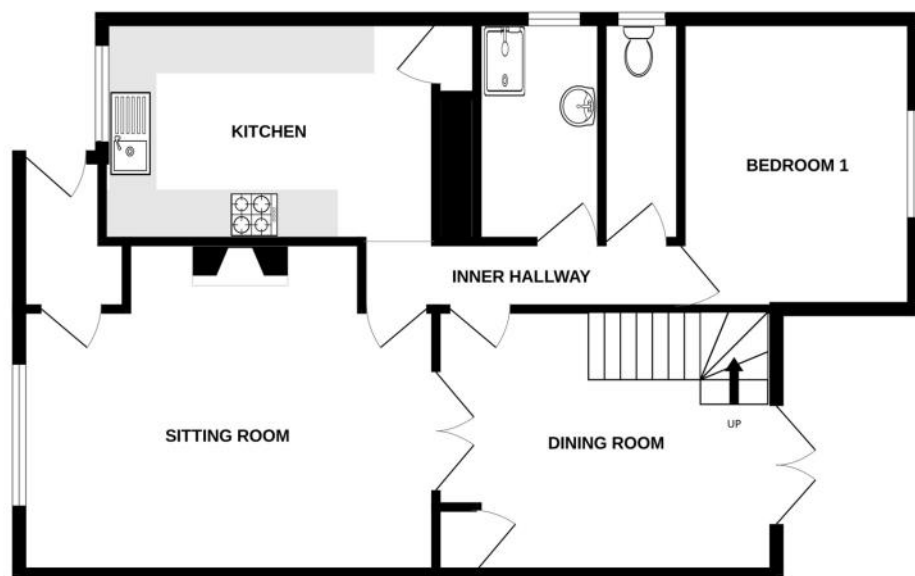
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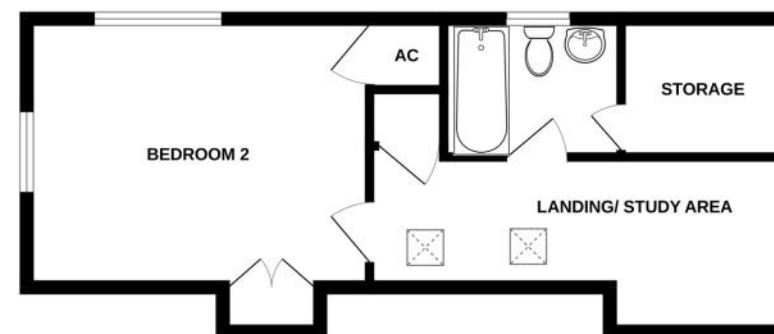
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GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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