



8 Buzzard Way, Holt

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Independent Estate Agents

Pointens





**8 Buzzard Way, Holt**

**Norfolk NR25 6GL**

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

The property offered for sale is a terrace house situated on the south eastern outskirts of the town. In excellent order throughout the property offers 2 bedrooms (master ensuite) 2 allocated car parking spaces and an enclosed private rear garden. A short distance from the property is Holt Country Park and its 100 acres of mixed woodland, extensive walks and abundant wildlife.

**GUIDE PRICE £255,000**

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## The Property

The property offered for sale is an exceptionally well appointed modern mid terrace home constructed by Lovell Homes in 2018. 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 two 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 two vehicles and to the rear of the house there is a private and fully enclosed garden.

## 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 by-pass 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

Front door, leading to -

### Entrance Hall

Radiator. Staircase to first floor with cupboard under. Coat pegs.

### Sitting Room (15'2 x 9'3)

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

### Kitchen/ Diner (16'2 x 7')

Range of fitted base units with wooden work surfaces over. Fitted electric cooker. Gas hob. Extractor hood. Inset one and half bowl sink unit with mixer tap. Built in fridge/freezer. Dishwasher. Wall units. Radiator.

### Cloakroom

W.C., washbasin, radiator.

### First Floor

#### Landing

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

### Bedroom One (15' x 9'2)

Radiator. Double wardrobe. Television point.

#### En suite Shower Room

Shower cubicle, washbasin, W.C., Half tiled walls. Electric shaver point. Heated towel rail.

### Bedroom Two (10'7 x 7'10)

Radiator, television point. BT point.

### Family Bathroom

Panelled bath with mixer tap. W.C. Washbasin with mixer tap. Half tiled walls. Heated towel rail. Electric shaver point.

## Curtilage

To the front of the property there are two allocated parking spaces and to the rear there is a private garden which is laid to lawn together with a patio area, two inset trees, and a gate, all fully enclosed by a mixture of walling and wooden panelled fencing.

### 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:** H313297.

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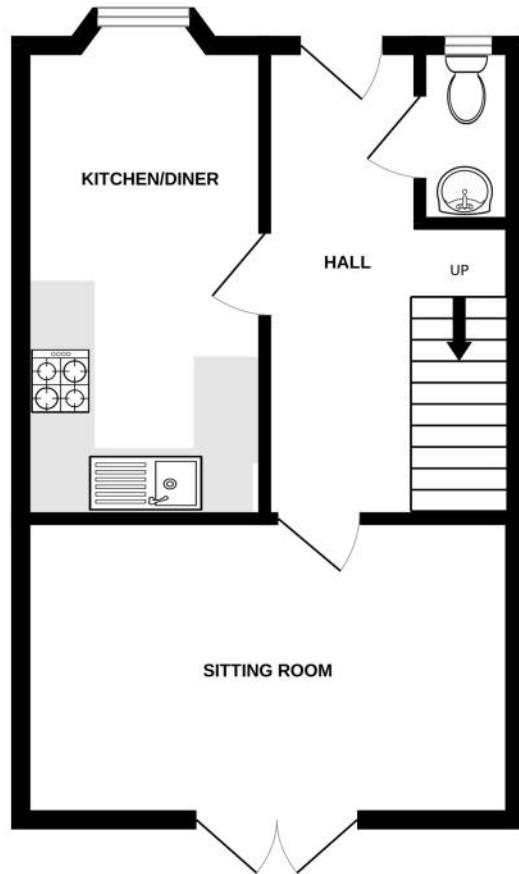
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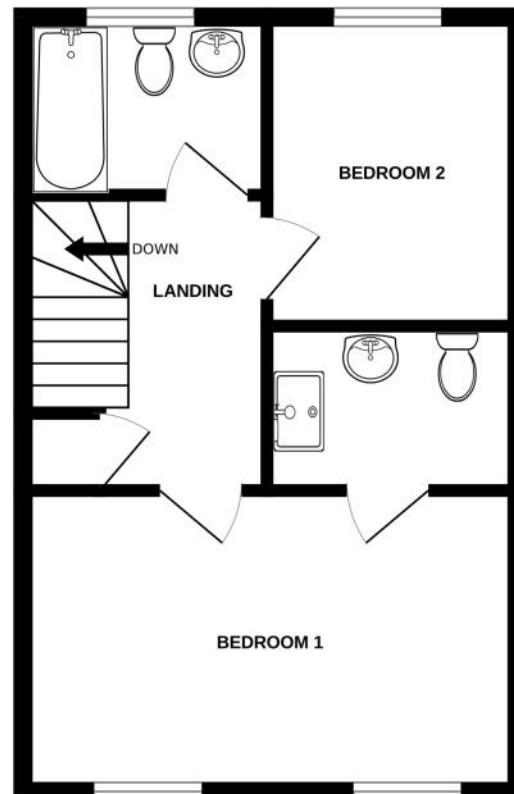
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GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



8 BUZZARD WAY, HOLT, NORFOLK NR25 6GL

TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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