



52 Neil Avenue, Holt

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Independent Estate Agents

Pointens





52 Neil Avenue, Holt
Norfolk NR25 6TG
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

A 3 bedroom semi-detached house situated in a much favoured residential area just south of the town centre. The property is conveniently situated for Gresham's Schools, Holt High Street and Holt Country Park with its extensive woodland walks and abundant wildlife.

GUIDE PRICE £349,950



The Property

The property offered for sale is a modern semi detached house constructed in 2003 by award winning builders Hopkins Homes. The property has accommodation which briefly comprises of an entrance hall, sitting room with an open fire place, a well fitted out kitchen/diner a cloakroom and a garden room. On the first floor a landing leads to a master bedroom with an en-suite, two further bedrooms and a wet room. The property enjoys sealed unit double glazing and gas fired central heating throughout. Outside to the front of the property there is one allocated parking space, a garage and gardens. A particular feature of the property is the due south facing rear garden. This property has no onward chain

The 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 of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salt-house, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London.

Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. After around 150 yards you will go over a cobbled speed ramp, after a short distance you will find no 52 on the right hand side.

ACCOMMODATION

The accommodation comprises:

Front Door leading to:-

Entrance Hall

Radiator, Tiled floor, staircase to first floor, cupboard under

Sitting Room (16'5 x 10'7)

Open fireplace housing a gas fire, wooden surround. Two radiators. Television point. Double doors to:-

Kitchen/Diner (17'8 x 8'10)

Range of fitted base units with working surfaces over. Inset 1 1/2 bowl sink unit. Gas surface hob and extractor hood. Tiled splashbacks, range of matching wall units. Welsh dresser style unit. Tiled floor door to:-

Garden Room (9'8 x 8')

Tiled floor, fitted blinds. Door to rear garden.

Cloakroom

WC. Pedestal washbasin. Radiator, tiled floor.

First Floor Landing

Leading to:

Bedroom One (12'2 x 10')

Radiator, single fitted wardrobe. Telephone and television point.

En-suite

Tiled shower cubicle, WC, pedestal washbasin. Radiator, electric shaver point.

Bedroom Two (10'4 x 9')

Fitted wardrobe, radiator. Telephone and television point.

Bedroom Three (9' x 7'3)

Radiator.

Wet Room

WC, pedestal washbasin. Fitted shower. Radiator.

Airing cupboard

Modern pressurised hot water cylinder. Fitted shelving.

Curtilage

A tarmac drive provides parking for one vehicle, this in turn leads to a brick and tiled garage (17'2 x 8') with an up and over door. Electric power and light and a personnel door. To the front of the property there is a small garden area with various inset flower and shrub beds. A patio pathway leads down the side of the property to a pedestrian gate which in turn leads to the south facing rear garden that has various patio areas and inset flower and shrub beds, mature trees. This is all enclosed by wooden panelled fencing.

See all our proper-



ties at:

General Information

Tenure: Freehold.

Council Tax Band: Band C .

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: Band C.

Ref No: H313335

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

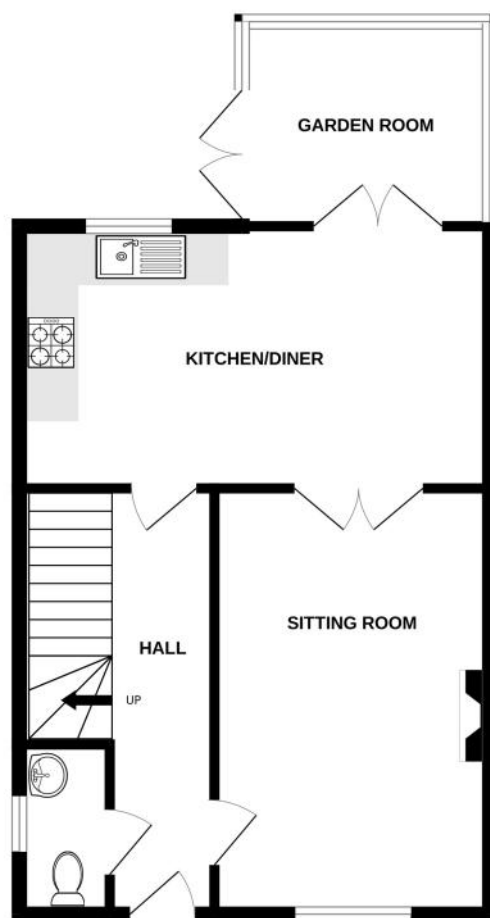
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Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

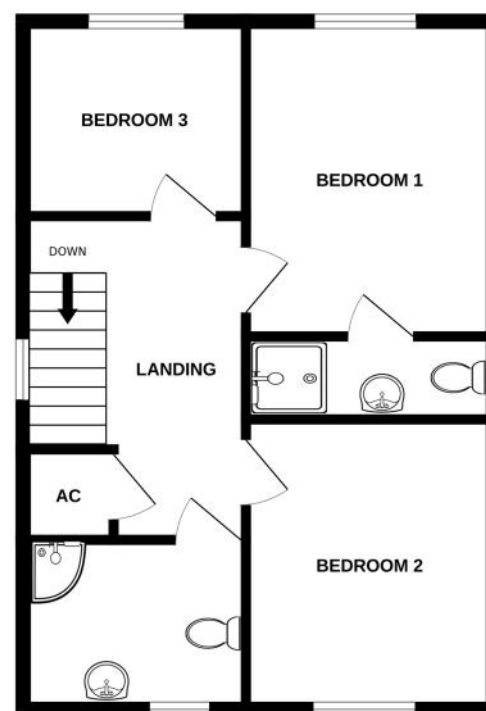
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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



52 NEIL AVENUE, HOLT, NORFOLK NR25 6TG

TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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