



10 Pearsons Close, Holt

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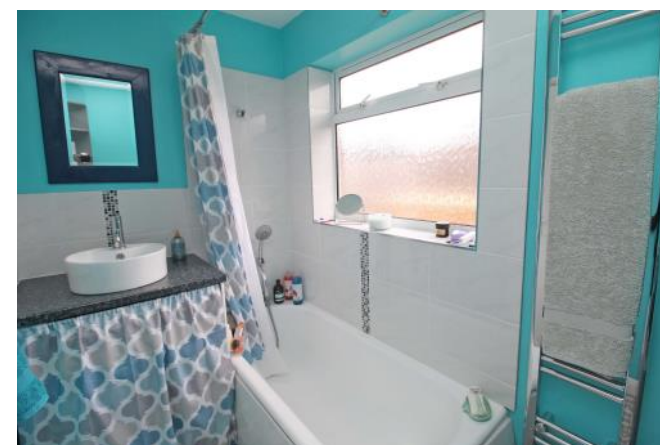




10 Pearsons Close, Holt
Norfolk NR25 6QY
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

A highly individual detached bungalow in a much favoured residential area convenient for Gresham's Schools and Holt High Street with its extensive amenities. The property has been recently re-furbished to a high standard and now is a very comfortable home. A particular feature of this property is the due south facing private sunny rear garden.

GUIDE PRICE £475,000



The Property

The property offered for sale is a spacious detached three bedroom, non estate bungalow in a popular area of the town and convenient for Gresham's Schools and Holt High Street. The property has recently been fully re-furbished by the present owners to include new heating system and boiler, re-wiring a new kitchen and bathrooms. The well appointed property now comprises: an entrance hall, sitting/dining room, garden room overlooking the rear garden, well fitted out kitchen, three decent size bedrooms (master en-suite) and a family bathroom. The property benefits from gas fired central heating and replacement UPVC double glazing. Outside, a long concrete drive leads to a brick built garage, there is a lawned front garden and a very private due south facing lawned rear 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 distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt High Street via the Cromer Road. Upon reaching Gresham's Preparatory School turn right into Grove Lane. After a few hundred yards you will reach Pearsons Road, turn left into Pearsons Close and the property will then be found on your right hand side towards the head of the cul-de-sac.

ACCOMMODATION

The accommodation comprises:

Front door leading to:

Entrance Hall

Radiator, coat pegs, deep cupboard

Sitting Room/Dining Room (20'4x17'8)

Two radiators, television point, chimney breast, sliding doors to:

Garden Room (12'2 x 6'10)

Door to rear garden.

Kitchen (19'8 x 8'6) (double aspect)

Range of newly fitted kitchen units, comprising of a range of base units with working surfaces over, fitted double oven, extractor hood, inset one and a half bowl sink unit with mixer tap, dishwasher, shelved cupboard, door to rear garden.

Bedroom One (14'10 x 8') (double aspect)

Radiator.

En suite

Shower cubicle, vanity unit with basin over, WC, heated towel rail,

Bedroom Two (12' x12')

Fitted double wardrobe, radiator.

Bedroom Three (8'3 x 8'2)

Fitted double wardrobe, radiator.

Family Bathroom

Newly fitted bathroom comprising of panelled bath with a mixer tap and shower attachment, wash basin, WC, heated towel rail, plumbing for automatic washing machine,

Curtilage

The property is approached via a concrete and shingle driveway, this in turn leads to a brick built garage (20'10 x 8' 10) with an up and over door. Inside the garage there is a personnel door, electric power and light and a fitted work bench. There are lawned gardens to the front of the property with various inset flower and shrub beds. A side garden leads to the private due south facing rear garden which is mainly laid to lawn. There is a patio area behind the bungalow a wooden summer house and various inset flower and shrubs.

General Information

Tenure: Freehold.

Council Tax Band: D (2025/26—£2353.16)

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 D

Ref No: H313339.

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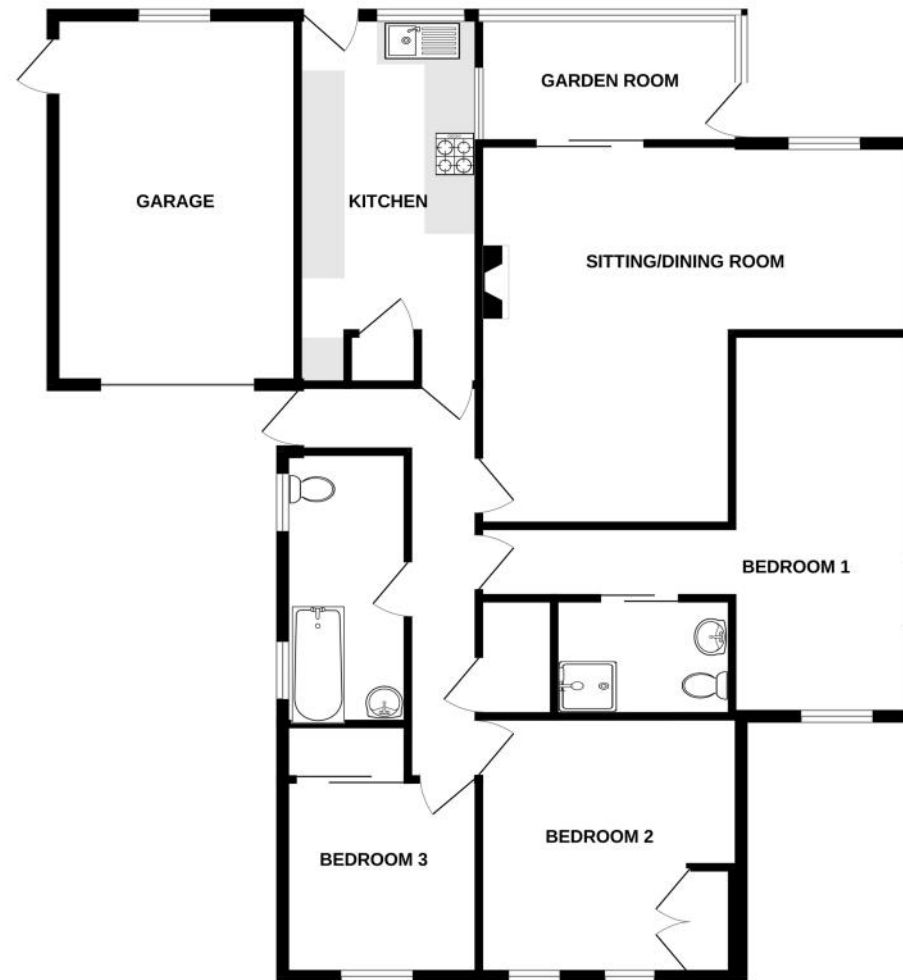
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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
1318 sq.ft. (122.4 sq.m.) approx.



10 PEARSONS CLOSE, HOLT, NORFOLK NR25 6EH

TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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