



7 Winns Close, Holt

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Independent Estate Agents

Pointens





7 Winns Close, Holt
Norfolk NR25 6NQ
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

A spacious, extended and much improved detached bungalow with a open plan kitchen/dining area and 3 double bedrooms (Master en-suite) The property is situated in a quiet cul-de-sac a short level walk from Holt High Street and its extensive amenities.

GUIDE PRICE £525,000



The Property

The property offered for sale is a very spacious detached bungalow in a much favoured close, within a short level walking distance of the town centre. Believed to have originally been constructed in the late 1990's, the bungalow has been extended in recent years and now offers exceptionally well appointed and spacious accommodation comprising a large entrance porch, inner hall, a 25' sitting room with a wood burner, open plan kitchen/dining area. 3 good size bedrooms (master en-suite) and a shower room. The bungalow also enjoys the benefit of gas fired central heating and uPVC windows and doors throughout. Outside, a brick weave driveway provides ample off street parking and leads to a garage. There is a front garden and to the rear of the property is a very private enclosed garden area. The property is being sold with no onward chain.

The Location

Winns Close is just off Pereers Close which is just off the Cley Road, and a short level walking distance from the centre of the town and its extensive amenities. 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, 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. Holt is well located for easy access to the North Norfolk coast 2 miles away at Salthouse 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 30 minutes by car.

Directions

Leave Holt High Street via New Street which leads into the Cley Road. After a short distance turn left into Pereers Close. Take the next right turning into in to Winns Close. No 7 will then be found on the right hand side.

ACCOMMODATION

The accommodation comprises:

uPVC front door to:

Entrance Porch

Radiator, fitted integral window and door blinds.

Inner Hall

Radiator, airing cupboard, coats cupboard.

Sitting Room (25'2 x 12,5)

Fireplace housing a wood burner, 2 radiators, television point. Oak flooring, wide arch to:

Open Plan L -Shaped Kitchen/Dining Area (26' x 22'4)

Extensive range of fitted base units with working surfaces over, inset sink with mixer tap. Fitted appliances comprising: electric oven, gas hob, extractor hood, fridge freezer, washing machine, dishwasher and a microwave oven. Island unit with storage and a breakfast bar, wood burner, radiator, television point, eight Velux windows, oak flooring, double doors to the rear garden.

Bedroom 1 (13' x 10')

Two fitted double wardrobes, single wardrobe, radiator, television point, ceiling fan and light.

En-suite

Shower cubicle, wc, vanity unit with basin over. Heated towel rail, tiled floor.

Bedroom 2 (13' x 9'5)

Fitted double wardrobe, radiator, loft access, ceiling fan and light.

Bedroom 3 (16'9 x 8'3 Double Aspect)

Radiator, door to garage, oak flooring.

Shower Room

Walk in shower cubicle, bidet, wc, vanity unit with basin over. Wall mirror with light, heated towel rail, tiled floor.

Curtilage

The property is approached over a brick weave driveway that provides off street parking for 2/3 cars. This in turn leads to a garage (16'3 x 8'2) with electric roller door, personel door and electric power and light. There are gardens to the front and pedestrian access down both sides of the property to a private rear garden with a patio area behind the bungalow, and an astro turf lawn, outside tap. Two garden sheds, bench, log store and an outside electric point. The garden is fully enclosed with wooden panelled fencing.

See all our properties at:



General Information

Tenure: Freehold.

Council Tax Band: Band E.

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: H313356.

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.

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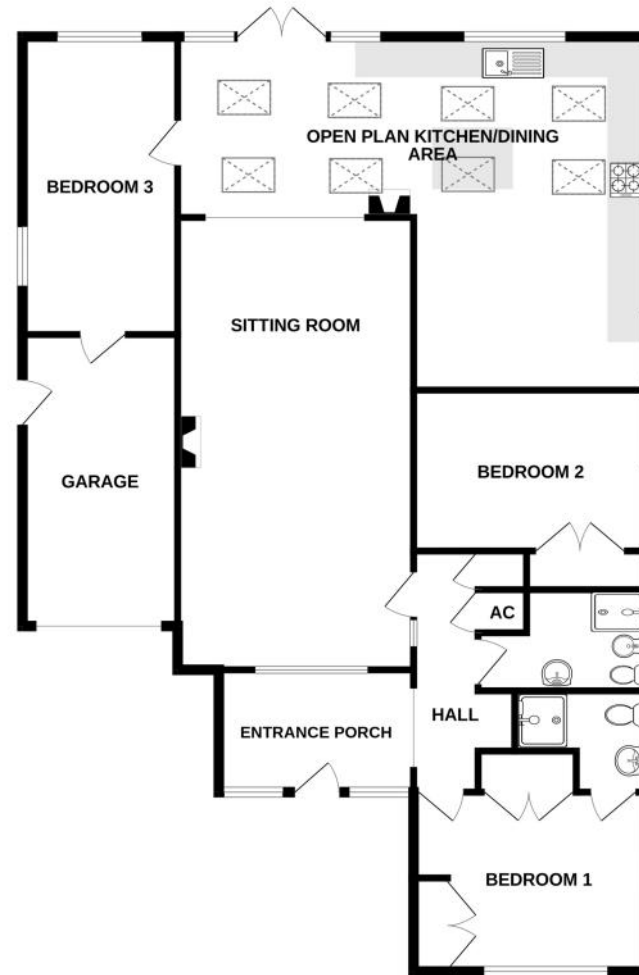
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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
1505 sq.ft. (139.8 sq.m.) approx.



7 WINNS CLOSE, HOLT, NORFOLK NR25 6NQ

TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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