



1B Pearsons Close, Holt

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Independent Estate Agents
Pointens





1B Pearsons Close, Holt

Norfolk NR25 6EH

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

An immaculately presented semi detached three bedroom (master en-suite) house situated in a quiet cul-de-sac convenient for Gresham's Schools and Holt High Street. The property also benefits from off street parking, a garage and a private enclosed rear garden. There is no onward chain.

GUIDE PRICE £375,000



The Property

The property offered for sale is an immaculately presented three bedroom semi-detached home situated in a much sought after location, convenient for Gresham's Preparatory School, Senior School and Holt High Street. Constructed around 2005 by local builders Character Homes Ltd this well appointed property has accommodation briefly comprising an entrance hall, a well fitted out kitchen, sitting/dining room and a cloakroom. On the first floor a landing leads to three bedrooms (master en-suite) and a family bathroom. The property also enjoys gas fired central heating and UPVC double glazing. Outside there is off street parking, a garage and enclosed front and rear gardens. 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 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. This will take you into Pearsons Road. After around 200 yards you will find Pearsons Close on the left hand side. The property will then be found on your left hand side identified by a Pointens for sale board.

Front door leading to:

Entrance Hall

Radiator, coat pegs, staircase to first floor.

Kitchen (15' x 13'6)

Range of fitted base units with working surfaces over, inset one and half bowl sink unit with Triflow mixer tap, Rangemaster cooker with extractor hood over, fitted dishwasher, washing machine, fridge and freezer, tiled splashbacks, range of matching wall units, wall mounted Worcester Bosch boiler for central heating and hot water, under-stair cupboard, radiator, tiled floor

Cloakroom

Pedestal wash basin, WC, radiator, tiled floor

Sitting Room/ Dining Room (16'6 x 11' 5)

Radiator, Oak flooring, double doors lead to the rear garden,

First Floor Landing

Airing cupboard with fitted shelving, Access to boarded loft.

Bedroom One (14' 7 x 10' 2)

Radiator,

En suite

Tiled shower cubicle, pedestal wash basin, WC, radiator, electric shaver point,

Bedroom Two (10' x 8' 7)

Radiator,

Bedroom Three (11' 3 x 6')

Radiator,

Bathroom

Panelled bath with shower screen and shower over, WC, pedestal wash basin, radiator, electric shaver point,

Curtilage

To the front of the property is a shingled front garden with various inset mature shrubs an outside tap, and wooden fencing. To the rear of the property is an enclosed courtyard style garden laid with patio slabs, A tarmac driveway providing ample off street parking runs along the side of the property and leads to a brick and tile garage [16'8 x 9' 6] with up and over door and electric power and light.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band C (2025/26 £2091.70)

Energy Performance Certificate: To be confirmed.

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313358.

Agents Note: The majority of the furniture is available by separate negotiation.

Please Note: Intending purchasers will be asked to produce original Identity documentation and proof of address before solicitors are instructed. We also require to see proof of funding.

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

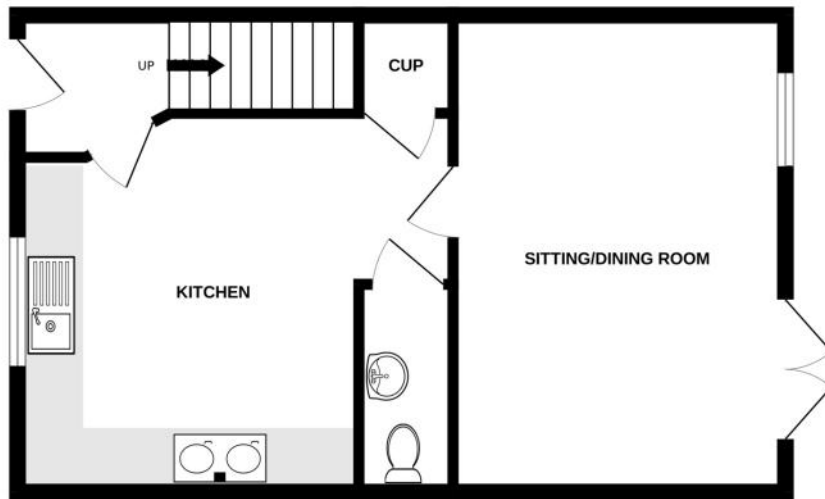
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

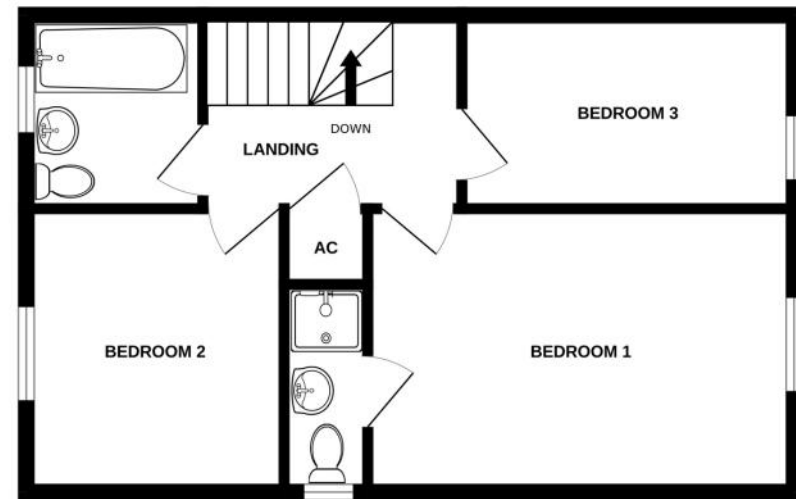
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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1B PEARSONS CLOSE, HOLT, NORFOLK NR25 6EH

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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