



20 Neil Avenue, Holt

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Independent Estate Agents

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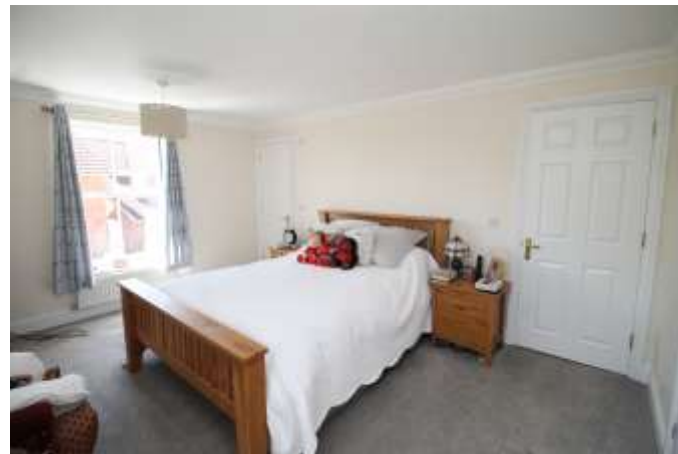




20 Neil Avenue  
Holt, Norfolk NR25 6TG  
Sheringham 5 miles, North Norfolk Coast 2 miles  
Norwich 20 miles

A superbly appointed family house situated in a much favoured residential area of the town. A short walk away is Holt High Street and its extensive amenities, **Gresham's Schools** and the extensive woodlands walks in Holt Country Park.

GUIDE PRICE £475,000



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## The Property

The property offered for sale is an immaculately presented detached three storey house constructed by award winning developers, Hopkins Homes in 2003. Situated on a small, popular development and tucked away in a quiet location at the head of a cul-de-sac on the southern side of the town, **this property is only a short walk from the popular High Street, Gresham's Schools and the extensive woodland walks in Holt Country Park.** The accommodation presently comprises an entrance hall, a double aspect sitting room with an open fireplace, a well fitted out double aspect kitchen/diner, a separate utility room and a cloakroom. A first floor landing leads to a master bedroom with en suite, a further bedroom and bathroom and on the second floor and two further bedrooms and a cloakroom on the top floor. The property also has the benefit of sealed unit double glazing, gas fired central heating and a fitted intruder alarm. Outside, the property is approached over a shingled driveway providing ample parking for several vehicles and leading to a brick and tile garage with a workshop area. To the front of the property is a decent size garden and to the rear of the house is a good size enclosed and private garden. The property is being sold with no onward chain.

## Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. 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. Schooling includes the **well renowned Gresham's pre-prep, prep and senior schools** in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street.

## 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 taking the first exit into Norwich Road. Take the next left into Woodrow Avenue, then next left again into Neil Avenue. Take the second right hand turning into a cul-de-sac and No 20 will be found in the left hand corner.

## Accommodation

The accommodation briefly comprises:

Front door, leading to –  
Entrance Hall  
Radiator, tiled floor, staircase to first floor, telephone point.

### **Sitting Room (18'8 x 12', double aspect)**

Two radiators, period tiled fireplace with ornate painted tiles. Attractive wooden surround, television point. Patio door to rear garden.

### **Kitchen/Diner (22'9 x 10', double aspect)**

Range of fitted base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Rangemaster electric cooking range, Rangemaster extractor hood. Gas cooker point, television and telephone point. Tiled splashbacks, range of matching wall units, tiled floor, under stair cupboard.

### **Utility Room (6'7 x 5'1)**

Base unit with working surface over, inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine and space for a tumble drier. Tiled splashbacks, wall unit, tiled floor, door to rear garden.

### **Cloakroom**

White suite comprising wc, pedestal washbasin, radiator, tiled floor.

### **First Floor Landing**

Two radiators, airing cupboard, staircase to second floor.

### **Master Bedroom (15'3 x 11'1)**

Two radiators, two fitted double wardrobes, television point, telephone point.

### **En suite**

White suite comprising wc, vanity unit and washbasin. Large tiled shower cubicle with fitted shower, heated towel rail, radiator, shaver point.

### **Bedroom Two (10'3 x 9'7)**

Single fitted wardrobe, radiator.

### **Bathroom**

White suite comprising wc, pedestal washbasin, panelled bath with mixer tap and shower attachment, radiator, tiled walls.

Second Floor Landing  
Radiator.

**Bedroom Three (13'7 x 11'2)**

Radiator.

**Bedroom Four (9'9 x 7'7)**

Radiator, storage cupboard.

Cloakroom

Wc, pedestal washbasin, radiator.

**Curtilage**

The property is approached over a shingled driveway leading to the side of the property and providing ample parking for two vehicles. This in turn leads to a brick and tile garage/**workshop (19'7 x 17')** with up and over door, electric power and light. To the front of the property is a lawned garden with a patio area and various inset shrub and flower beds, all enclosed by a mixture of wooden panelled fencing and red brick walling. To the rear of the property is a good size private garden which is also laid to lawn together with a patio area, various inset flower and shrub beds and all enclosed by wooden panelled fencing.

**General Information**

Tenure: Freehold

Services: All mains services are connected.

Council Tax Band: E

Energy Performance Certificate: D

Local Authority: North Norfolk District Council: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880

Ref: H313058.

**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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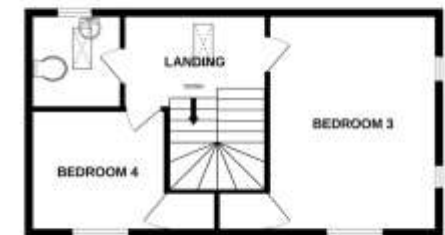
GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR  
462 sq.ft. (42.8 sq.m.) approx.



20 NEIL AVENUE, HOLT, NORFOLK NR25 6TG

TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)

