



15 Neil Avenue, Holt,

rightmove 

Independent Estate Agents
Pointens





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

A superbly appointed three bedroom end terrace house situated in a much favoured residential area of the town. The property is conveniently located for Gresham's Schools, Holt High Street, Holt Country Park with its 100 acres of extensive woodland walks and wild life and the stunning North Norfolk Coast.

GUIDE PRICE £315,000



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The Property

The property offered for sale is an end of terrace Georgian style house constructed by renowned Norfolk builders, Hopkins Homes. The property is in excellent order throughout and has accommodation comprising an entrance hall, a sitting room, garden room, a well equipped kitchen and a cloakroom. A first floor landing leads to three bedrooms and a shower room. The property has the benefit of UPVC windows and doors, gas fired central heating and coved ceilings. Outside, there are front and rear gardens, off street parking and a brick and tile garage.

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 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 and an international airport.

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. The property will be found after a short distance on your left hand side.

ACCOMMODATION

The accommodation comprises:

Entrance Hall

Radiator, staircase to first floor.

Cloakroom

Wc, pedestal wash basin, radiator.

Kitchen (9' x 9')

Comprehensive range of wood faced base and wall units with laminated work surfaces and tiled splashbacks, concealed Worcester Bosch gas boiler providing central heating and domestic hot water, inset gas hob with extractor hood above and electric oven beneath, inset 1 1/2 bowl sink unit, provision for washing machine, dishwasher, integrated fridge/freezer,

Sitting Room (16' x 14'8)

Two radiators, TV aerial point, large understairs storage cupboard. Glazed door to:

Garden Room (11'7 x 11'5)

A superb addition to the accommodation and currently used as a dining room with a tiled floor, double doors opening to rear garden.

Landing

Built-in airing cupboard, loft access.

Bedroom One (12'2 x 9')

Radiator, fitted double wardrobe.

Bedroom Two (9'10 x 9')

Radiator, fitted single wardrobe, radiator.

Bedroom Three (8'2 x 6'9)

Radiator.

Shower Room

Fitted with a corner shower enclosure with mixer shower, vanity unit with wash basin and cupboards beneath, concealed cistern W.C., chrome heated towel rail.

Curtilage

A driveway leads down the side of the property and provides off street parking for 2 cars. This in turn leads to a brick and tile built garage (17'10 x 8'6) with up and over door, personal side door and electric power and light. First floor storage area. To the front of the property is a small established flower bed. A side access leads from the driveway to the rear garden which has two paved patio areas, lawn and established shrub and flower borders. All being fully enclosed by wooden panel fencing.

See all our properties at:



General Information

Tenure: Freehold.

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

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: H313370.

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

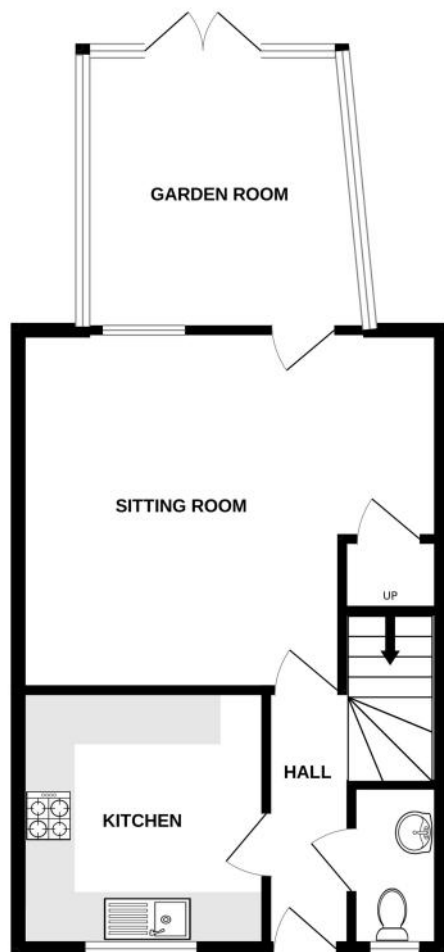
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

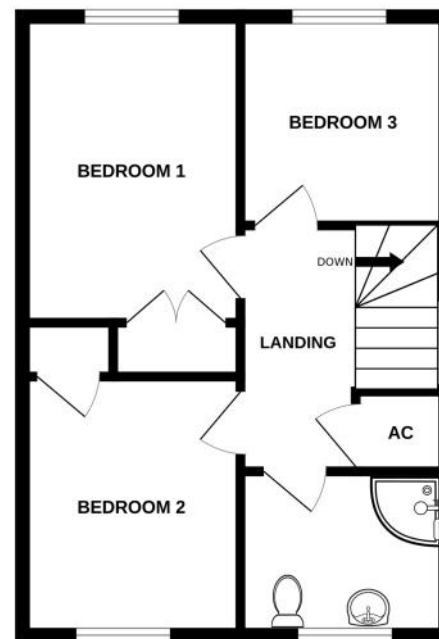
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GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



15 NEIL AVENUE, HOLT, NORFOLK NR25 6TG

TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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