



35 Rowan Way, Holt

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Independent Estate Agents
Pointens





35 Rowan Way, Holt
Norfolk NR25 6TZ
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

This bungalow has been extensively refurbished and extended by the current owners to an exceptionally high standard. Situated in one of Holt's favoured locations Rowan Way is a quiet residential area with direct pedestrian access to Holt High Street via a footpath and Peacock Lane.

GUIDE PRICE £500,000



THE PROPERTY

A superbly presented detached bungalow that has recently been extended and undergone major refurbishment by the present owners. The accommodation now offered comprises of an entrance hall, a double aspect sitting room, a double aspect living room, with electric sun reflecting blinds, an exceptionally well fitted out kitchen which includes a Quooker hot water tap and Bosch appliances. Two double bedrooms and a shower room. The property now enjoys a newly fitted Worcester Green Star condensing boiler that has a seven year warranty, an air conditioning unit, new electrics and a new consumer unit. The property has also been fitted with new Upvc windows, new guttering and doors throughout. Outside there is a driveway providing off street parking a detached garage and a very private and enclosed garden.

LOCATION

Rowan Way is within a quiet residential area with pedestrian access to Holt High Street via a footpath and Peacock Lane. 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 that is 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

On foot from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. At the end of Peacock Lane bear right and follow the track for around 200 yards. Rowan Way will then be found on the left. Once in Rowan Way take the second right hand turning and no 35 will be found on the left at the head of the cul-de-sac.

By road, from Holt High Street proceed into Cromer Road. Upon reaching Gresham's Prep School turn left into Kelling Road. Take the third left turning by the Sports Centre into Woodfield Road. Continue for around 1/4 mile whereupon you will find Rowan Way on your right hand side. Once in Rowan Way take the second right hand turning and no 35 will be found on the left at the head of the cul-de-sac.

ACCOMMODATION

The accommodation comprises:

Upvc Front Door

Leading to:-

Entrance Hall

Cupboard housing the brand new Worcester condensing boiler. A further cupboard with fitted shelving and tumble dryer point. Radiator, tiled floor.

Sitting Room (16'5 x 12' double aspect)

Mock fireplace with a wooden surround and large fitted electric flamed feature fire. Radiator. Double doors leading to the rear garden.

Kitchen (10'4 x 9'6)

Good range of fitted base and wall units on all sides of the kitchen with housing unit Bosch fridge freezer storage units and work surfaces over. Inset single drainer sink with Quooker hot water flexi tap and water filter. Bosch pyrolytic self cleaning oven with ceramic hob and extractor hood. Bosch integrated dishwasher and washing machine. Tiled splashbacks and under cabinet lighting. Tiled floor. Double doors to;

Living Room (15' x 12'6)

Television on point. Vaulted ceiling, electric sun reflecting blinds. Doors with Appeal sliding insect screens, leading to rear garden. Daikin air conditioning unit with 7 year warranty remaining.

Bedroom One (13'2 x 9'8)

Radiator, fitted double wardrobe. Television point.

Bedroom Two (10'8 x 10'5)

Radiator. Range of fitted bedroom furniture. Television point.

Shower Room

Shower cubicle with two shower heads. Vanity unit with fitted wash basin. WC. Shaver point, electric mirror, heated towel rail. Tiled floor.

Curtilage

To the front and the side of the property there is a shingled garden, a tiled driveway offers ample off street parking and this in turn leads to a detached brick and tiled garage (18'9 x 8'8) with up and over door, personnel door, electric power and light and a range of fitted wall and base units. To the rear of the property there is a very private easily maintained garden which is laid with patio slabs together various inset flower and shrub beds and this is all fully enclosed with high brick walling.

General Information

Tenure: Freehold.

Council Tax Band: D (£2355.16 2025/2026)

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: H313364

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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.

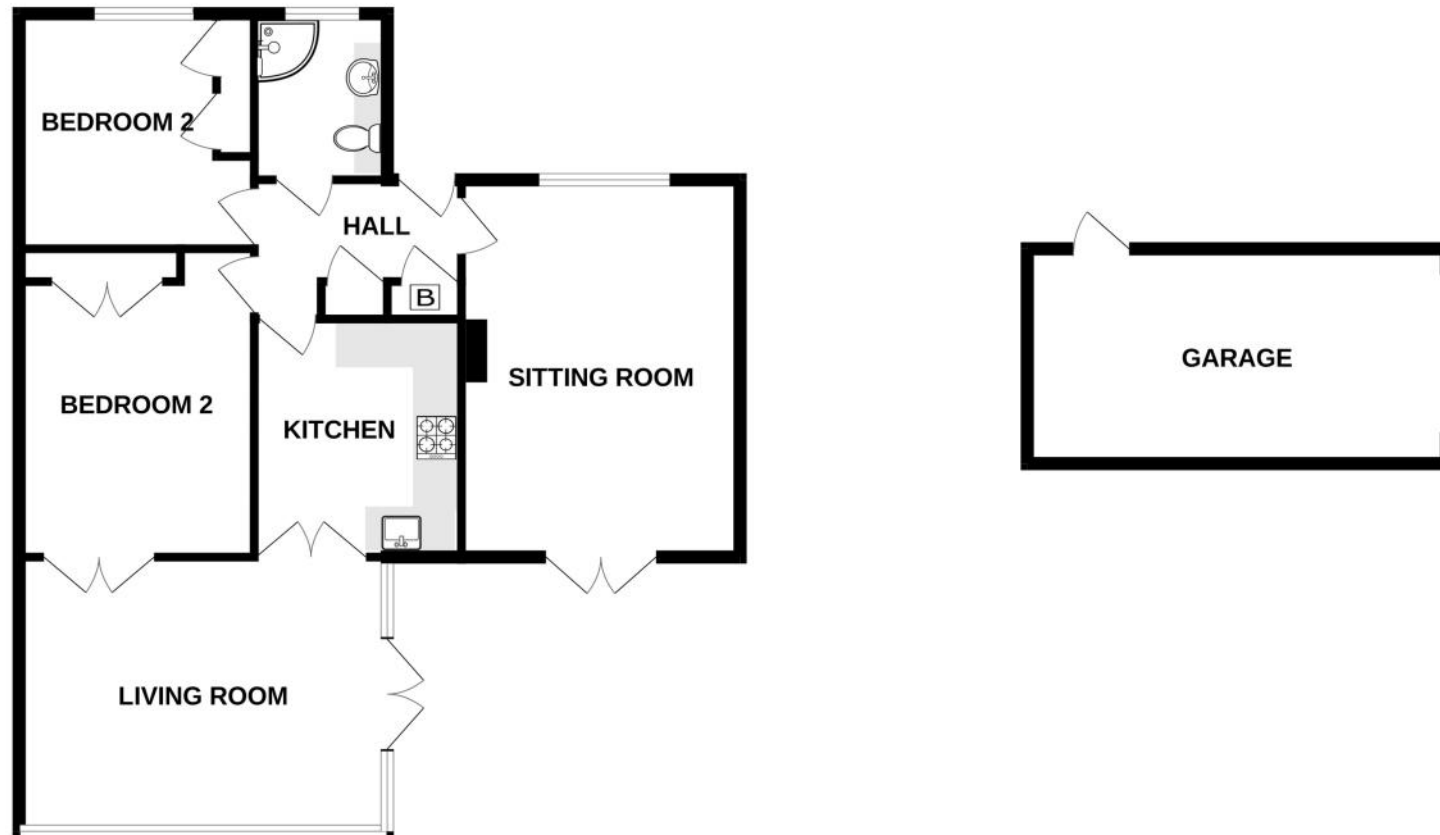
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GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



35 ROWAN WAY, HOLT, NORFOLK NR25 6TZ

TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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