



36 Neil Avenue, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for rent is an immaculately presented 4 bedroom house constructed around 15 years ago by award winning developers, Hopkins Homes. This small, popular development is situated on the southern side of the town and is only a short walk from the High Street. The accommodation offered briefly comprises an entrance hall leading to a sitting room and a well fitted out kitchen/diner and a cloakroom. A stairway leads to the first floor where there is a master bedroom with en-suite, 3 further bedrooms and a bathroom. The property also benefits from gas fired central heating, double glazing and a security alarm system. Outside, the property is approached over a driveway that provides off street parking and leads to an integral garage.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 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 then be found after a short distance on your right hand side.

Accommodation

The accommodation comprises:

Entrance Hall

Radiator, staircase to first floor, telephone point.

Sitting Room (15'6 x 13', double aspect)

Two radiator. Fireplace with wooden surround. Television and satellite point. Double doors to -

Kitchen/Diner (21'7 x 9'7)

Range of fitted base units with work surfaces over, fitted washing machine, fridge, freezer, double electric oven, gas surface hob. Neff extractor hood. Inset one and half bowl sink unit with mixer tap. Tiled splashbacks. Range of matching wall units. Television and telephone point, two radiators. Door to rear garden. Under stair cupboard.

Side Hall

Door to the garage and door to -

Cloakroom

Pedestal washbasin, wc, radiator.

First Floor Landing

Radiator. Airing cupboard with fitted modern Megaflow hot water cylinder and shelving.

Bedroom One (14' x 10'7)

Fitted wardrobe, fitted cupboard, telephone and television point.

En suite

Wc, radiator, tiled shower cubicle. Fitted shower, radiator, shaver point. Fitted bathroom cabinet.

Bedroom Two (15'7 x 8'7)

Radiator, television and telephone point.

Bedroom Three (9'7 x 9'5)

Radiator, wardrobe, television point.

Bedroom Four (9'3 x 7'3)

Radiator, television and telephone point.

Bathroom

Panelled bath with mixer tap, wc, pedestal washbasin, shaver point, radiator.

Curtilage

The property is approached over a gravelled driveway providing off street parking for one vehicle and leading to an integral garage (17' x 8'6) with up and over door, electric power and light and personal door to side hall. To the front of the house is a small lawned garden and directly to the rear is a good size south facing, private garden with a lawn, patio area, various inset flower and shrub beds and is fully enclosed by high wooden panelled fencing.

General Information

Rent: £1650 per calendar month payable in advance.

Damages Deposit: £1996 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: D

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, tel 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Holding deposit: There will be a £350 holding deposit which will be refunded from the first months rent. Tenants should arrange their own contents insurance.

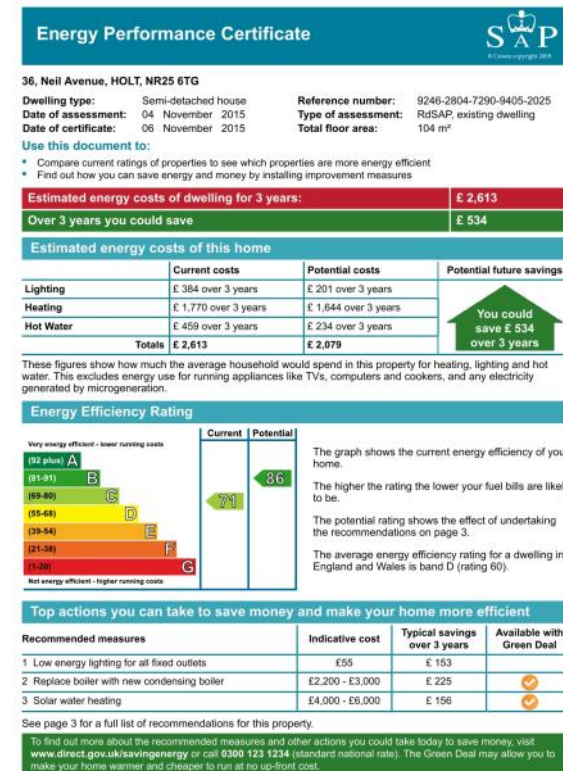
Availability: The property is available July 2025

Type and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets considered

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

Ref: H30784L



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



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