



16 Woodpecker Avenue, Holt

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Independent Estate Agents
Pointens





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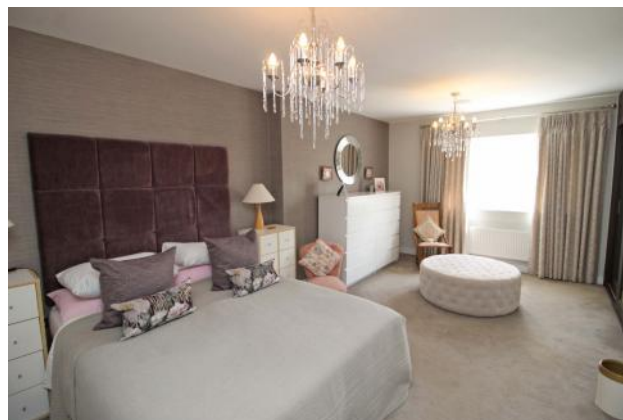
Norfolk NR25 6GJ

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

The property offered for rent is a spacious four bedroom detached house constructed in 2021 by award winning five star house builder, Lovell Homes. This family size residence nestles in between the vibrant and eclectic town centre of Holt and Holt Country Park.

£2200 per calendar month



The Property

The property offered for rent is a spacious four bedroom detached house constructed in 2021 by award winning five star house builder, Lovell Homes. This family size residence nestles in between the vibrant and eclectic town centre of Holt and Holt Country Park with its extensive 100 acres of woodland walks. This exceptional location embraces a unique blend of country, town and coastal lifestyle this area has to offer.

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 individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salhouse, 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 town centre via Station Road. Upon reaching the bypass turn left towards Sheringham and after around half a mile at the roundabout take the third exit into Night Jar Road. Turn first right turn into Robin Close, then first right into Woodpecker Drive. At the T junction turn right, after 25 yards bear right and No 16 will be on your right hand side.

The Accommodation Comprises:

Reception Hallway

A spacious hallway offering access to the WC, study, dining room, sitting room, kitchen and stairs rising to the first floor accommodation.

Wc

Low level WC, wash hand basin and wall mounted radiator.

Study (9'9 x 6')

Having a window with fitted wooden shutters and wall mounted radiator.

Sitting Room (23'9 x 13'7)

A good size room with a feature wood burning stove and brick surround. Wall mounted radiator and double-glazed doors that lead to the garden.

Dining Room (11'5 x 9'7)

This room can easily accommodate a large dining table, wall mounted radiator, two windows with fitted wooden shutters.

Kitchen/Breakfast Room (14' x 13'4)

A modern fitted kitchen providing plenty of storage, a drainer sink unit, built in dishwasher, built in electric oven and 5 ring gas hob with extractor above, a centre island/breakfast bar providing further storage. Window to side aspect and double-glazed door leading to rear garden.

Utility Room

Plumbing for washing machine, drainer sink unit. Built in cupboards providing storage.

First Floor Landing

Offering access to all four bedrooms and family bathroom.

Principal Bedroom (18'6 x 12'10)

Window over looking the garden, wall mounted radiator, mirror fronted built in storage cupboards and access to en-suite.

En-Suite Shower Room

A modern suite comprising, low level WC, wash hand basin and fully tiled walk-in shower cubicle. Mirror fronted, wall mounted storage unit, window.

Bedroom Two (12'4 x 10')

Double bedroom with two windows, a wall mounted radiator, a built in storage cupboard and access to an en-suite shower room.

En-Suite Shower Room

Suite comprising: - low level WC, wash hand basin, walk in shower cubicle, window and heated towel rail. The shower is a wireless electric controlled shower.

Bedroom Three (14' x 10'9)

Double bedroom with a window and wall mounted radiator.

Bedroom Four (13'8 x 9'9)

Double bedroom with two windows and a wall mounted radiator.

Family Bathroom

A modern bathroom suite comprising: - low level WC, wash hand basin and bathtub, heated towel rail and window

Curtilage

A fantastic feature of the home is the outside space. The rear garden is enclosed with brick wall and timber fencing. The current owners have created a low maintenance rear garden with artificial grass and flower beds. There are two paved seating areas, one under a wooden pergola. The property offers a fantastic detached double garage that the builder converted to incorporate parking for one vehicle, a reception space currently utilized as a games room and a separate office. Driveway parking is located to the front and rear of the property, allowing parking for 8 vehicles.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

General Information

Rent: £2200.00 per calendar month payable in advance.

Damages Deposit: £2538.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band:

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

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

Fees: There will be a £500 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from 1st August 2025

Type of tenancy: Unfurnished assured shorthold tenancy.

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

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

Ref: H313386L





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