



20 Neil Avenue, Holt

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THE PROPERTY

20 Neil Avenue is a well presented detached three storey house constructed by Hopkins Homes. 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. 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 are two further bedrooms and a cloakroom. 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.

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. 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 .

DIRECTIONS

Leave Holt High street via Station Road. At the T junction proceed straight over into the central reservation, 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 turning into a cul-de-sac. No 20 will be found in the left hand corner identified by a Pointens to let board.

ACCOMMODATION

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. Smeg dishwasher, gas cooker point, television and telephone point. Tiled splashbacks, range of matching wall units, tiled floor, understair 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 tumble drier. Tiled splashbacks, wall unit, tiled floor, door to rear garden.

Cloakroom

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, personal door to rear garden, 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.

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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

**General Information**

Rent: £1450 per calendar month payable in advance.

Council Tax Band: E.

Type of let: Unfurnished assured shorthold tenancy.

Damage Deposit: £1673 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

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

Fees: There will be a £300 holding deposit, the latter being refunded from the first month's rent. Tenants should arrange their own contents insurance.

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

Availability: This property is available 10th October 2025

Term of tenancy: Initially 6/12 months

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H30589L

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 matters prior to purchase.

