



18 Grove Close, Holt

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Independent Estate Agents

Pointens





**18 Grove Close,**

**Holt, Norfolk NR25 6EF**

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

Well presented light and airy bungalow in a much favoured residential area of the town convenient for Gresham's School's and a flat walk from Holt High Street and its extensive amenities.

**GUIDE PRICE £575,000**



## The Property

The property offered for sale is a very well appointed detached bungalow peacefully situated in this popular quiet and peaceful cul-de-sac convenient for Gresham's Schools and a flat walk from Holt town centre and its extensive amenities. In superb condition throughout the light and airy accommodation comprises: an entrance hall, sitting room with a wood burner, well fitted out kitchen, dining room and a garden room. An inner hall leads to three double bedrooms (master en-suite) and a shower room. Other benefits include gas fired central heating and modern uPVC sealed unit double glazed windows, doors and soffit boards. Outside the property is approached over a brick weave driveway which provides off street parking for several vehicles that in turn leads to a brick built garage. To the rear of the property is a private south west facing garden and a further garden area to the side.

## 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 Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

## Directions

From the High Street in the town, continue through the Market Place passing the Post Office and on to the old Cromer Road, heading towards Gresham's Prep and Senior Schools. After the BP garage turn right into Grove Lane, taking the first left turn which is also Grove Lane. Continue for around 200 yards and Grove Close will be found on your right hand side. No 18 will then found on your right hand side.

## The Accommodation

uPVC Front door leading to:

### Entrance Hall

Radiator, alarm panel.

### Sitting Room (13'6 x 11'5)

Open fire place housing a wood burner, television point, shelved recess, 2 radiators. Double doors to:

### Garden Room (13'6 x 11'5)

Radiator, double doors leading to the rear garden.

### Dining Room (11'10 x 10')

Radiator, fitted cupboard.

### Kitchen (12'10 x 7'9)

Range of fitted base units with working surfaces over, inset single drainer sink. Fitted double oven, induction hob, extractor fan, plumbing for automatic washing machine. Range of matching wall units, door to garage.

### Inner Hall

Shelved cupboard, radiator.

### Bedroom One (13'9 x 10')

Radiator, television point.

### En-suite

Fitted shower cubicle, pedestal washbasin, wc, heated towel rails. Tiled walls.

### Bedroom Two (13'2 x 10'6 Double Aspect)

Radiator.

## **Bedroom Three (13' x 10')**

Radiator.

## **Shower Room**

Fitted shower cubicle, vanity unit with wash basin and wc, radiator. Heated towel rail, fully tiled walls.

## **Curtilage**

The property is approached through a five bar gate, this in turn leads to a brick weave driveway and a garage (19'5 x 15'9) with electric roller door, electric power and light. Plumbing for an automatic washing machine and a tumble dryer, personnel door to garden. To the rear of the property is a south westerly private garden with artificial lawn and patio area and a wooden garden shed. To the side of the property is a side garden laid to lawn with a summer house. A further wooden five bar gate leads to the front of the property and a paved terrace. The gardens are fully enclosed with a mixture of hedging and wooden panelled fencing.

## **General Information**

**Tenure:** Freehold.

**Services:** All main services are connected.

**Council Tax Band:** D (£2245.88 2024/25)

**EPC Rating :** Band D.

**Local Authority:** North Norfolk District Council, 01263 513811.

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

**Ref:** H313226.

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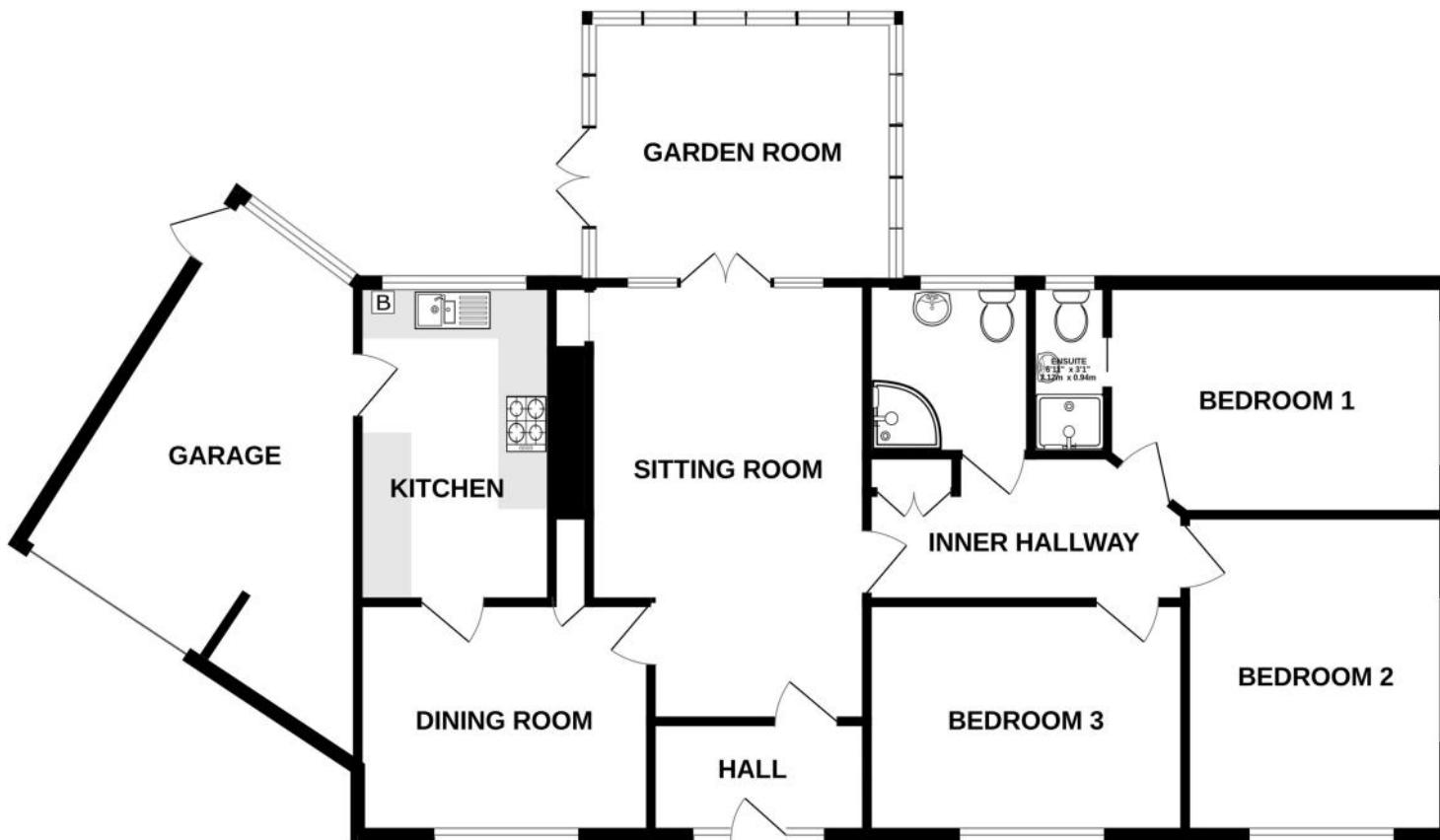
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## GROUND FLOOR



18 GROVE CLOSE, HOLT, NORFOLK NR25 6EF

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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