

# Arnolds | Keys



26 Woodpecker Avenue, Holt, NR25 6GJ

Price Guide £415,000

- Beautifully presented
- Amtico flooring
- NHBC warranty until 2028
- Enclosed rear garden
- Family bathroom & ensuite
- Fully integrated BOSCH appliances
- Sash style windows
- Garage & parking
- Three bedrooms
- Close to Holt town centre

# 26 Woodpecker Avenue, Holt NR25 6GJ

A beautiful three bedroom detached home built by Lovells on the edge of the North Norfolk town of Holt. This modern property is situated within the development of Heath Farm, offering immaculate presentation throughout with integrated appliances, Amtico flooring, two bathrooms, double glazed sash style windows, private garden and single garage.

The property is offered with gas central heating, and a valid NHBC warranty until October 2028. A truly beautiful spacious designed family home.



Council Tax Band: D



## **ENTRANCE HALL**

Composite grey door leading into the hallway with stairs to first floor, ceiling light, radiator, doors to cloakroom, kitchen and sitting room. Amtico flooring.

## **CLOAKROOM**

Close coupled WC, wall mounted wash hand basin, Amtico flooring, ceiling light.

## **KITCHEN/DINING ROOM**

A modern kitchen with white base and drawer units, built in BOSCH fridge freezer, washing machine, dishwasher and double oven. Inset gas hob with extractor hood above. Inset one and half bowl stainless steel sink unit with mixer tap over, grey work surface and upstands. Matching wall cupboards with underlighting, double glazed sash window to the front and window and door to the rear garden. Amtico flooring, radiator, LED lighting. Radiator and TV point.

## **SITTING ROOM**

Triple aspect room with double glazed sash windows to the front and side and French doors to the rear garden and patio. TV point, carpet, two ceiling lights. Two radiators.

## **LANDING**

Gallery landing with sash window to the side, carpet, storage cupboard, radiator, access to roof void.

## **BEDROOM ONE**

Double glazed sash window to the front, radiator, carpet, two ceiling lights, built in wardrobe with sliding mirrored doors, door to

## **ENSUITE SHOWER ROOM**

Double glazed sash window to the side. Walk in shower cubicle with glazed door and tiled walls. Close coupled WC, wall mounted wash hand basin, tiled walls and flooring, wall mounted heated towel rail, ceiling light.

## **BEDROOM TWO**

Double glazed sash window to the front, radiator, carpet, ceiling light. TV point.

## **FAMILY BATHROOM**

Double glazed sash window to the front, panelled

bath, wall mounted wash hand basin, close coupled WC. LED spot lighting and extractor fan. Part tiled walls, wall mounted heated towel rail.

## **BEDROOM THREE**

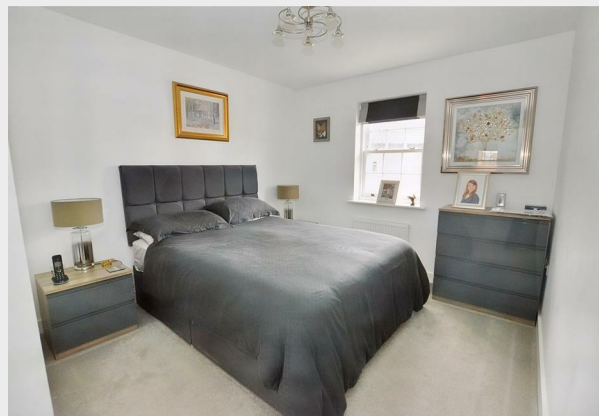
Double glazed window to the rear, carpet, ceiling light, radiator, TV point.

## **OUTSIDE**

Two flowerbed borders to the front and pathway to the front entrance. Driveway with parking to the side leading to the single garage with up and over style door, power and light and personal door to the rear garden. The rear garden which is mainly laid to lawn with two patio areas and timber panel fencing enclosing the garden. Outside lighting and water tap, side access gate leading to the front of the property.

## **AGENTS NOTE**

This property is Freehold with all mains service connected, gas electricity and water, mains drainage connected. Holds a council tax band D. We are obliged to point out that a member of Arnolds Keys staff owns a share of this property.



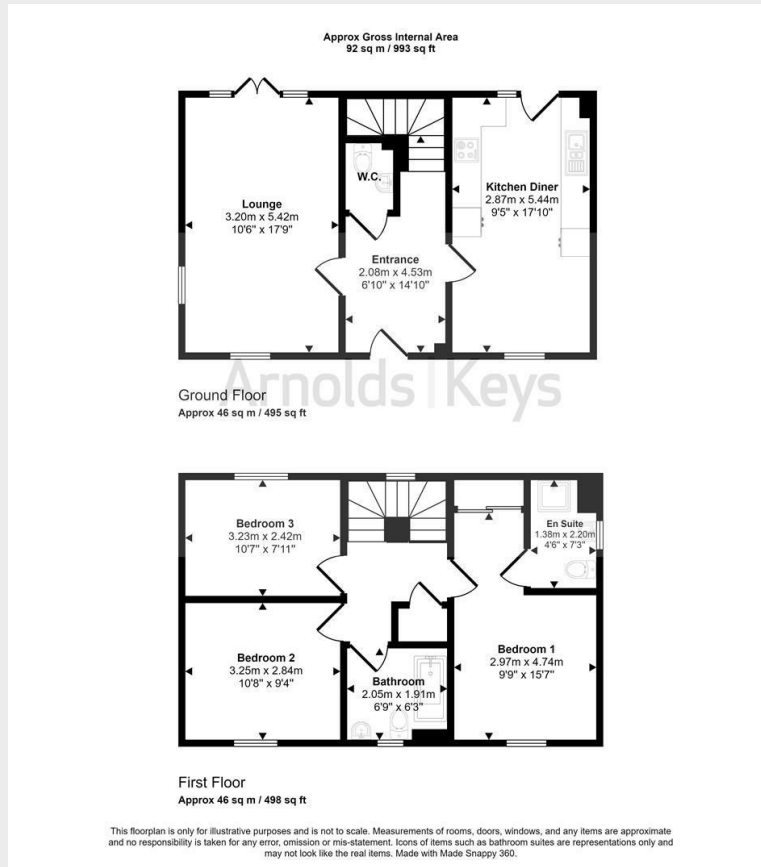


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

