



# HEMPSTEAD ROAD

Holt, Norfolk, NR25 6DG  
Guide Price £425,000

**BROWN & CO**



## LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DIRECTIONS

Leaving the agents Holt office turn right down the High Street proceeding towards the A148 Norwich Road and turn left. Take the first exit on the roundabout. Proceed a short distance and turn right onto the Hempstead Road, the property can be seen on the right hand side at the end of a gravelled driveway.

## DESCRIPTION

A very well presented three bedroom detached bungalow tucked away at the end of a long driveway on the outskirts of the highly desirable town of Holt. The spacious accommodation comprises; entrance hall, large sitting room opening through to kitchen/dining room, conservatory, three bedrooms, family bathroom, cloakroom and rear porch. To the outside there are beautifully landscaped gardens which wrap around the property together with ample off road parking and a single purpose built garage.

## SPECIFICATION

- Detached Bungalow within walking distance of Holt town centre
- Tucked away at the end of a long driveway
- UPVC Double Glazing
- Gas Central Heating
- Open Plan Kitchen/Dining Room
- Living Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Cloakroom
- Detached Single Garage with power & light
- Ample off road parking
- Beautifully Landscaped Gardens

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

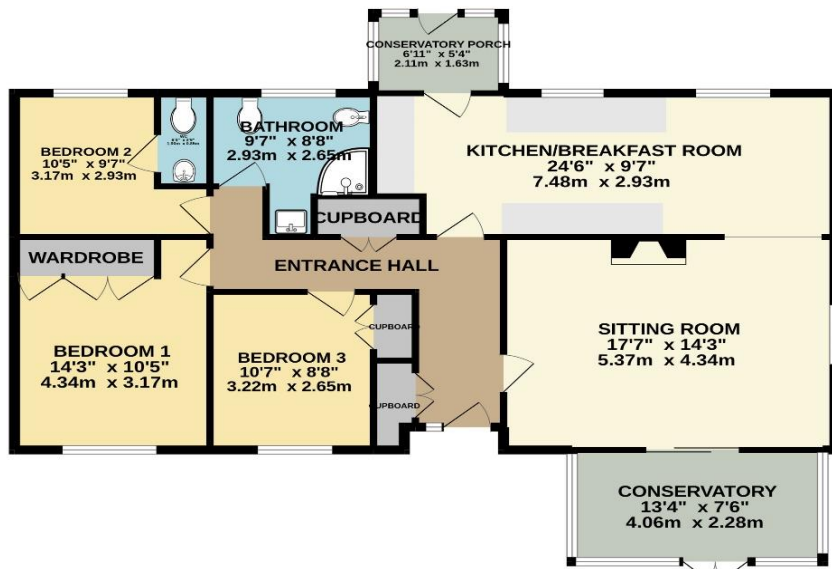


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GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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