



LARCH CRESCENT

Holt, Norfolk, NR25 6TU
Guide Price £475,000

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, 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 three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A three bedroom detached bungalow situated on a corner plot in a popular residential location in the Georgian town of Holt. The property is approached via a driveway providing off road parking leading to a detached double garage. The fully enclosed rear garden boasts lawned and paved areas with an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, open plan living/dining room, kitchen, utility room, three bedrooms and a family bathroom.

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.

SPECIFICATION

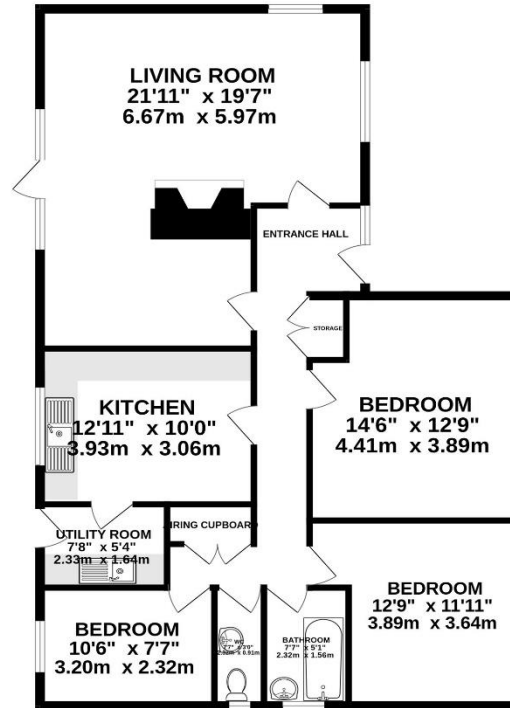
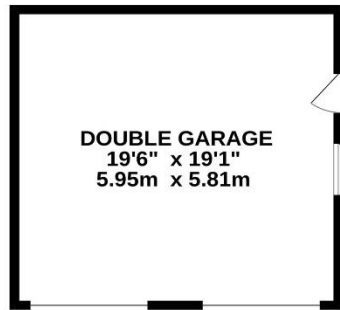
- Detached Bungalow
- Popular Residential Location
- Walking distance of Holt Town Centre
- Detached Double Garage
- Off Road Parking
- Fully enclosed rear Garden
- Summerhouse
- Kitchen
- Utility Room
- Open Plan Living/Dining Room
- Three Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- No Onward Chain





GROUND FLOOR

1479 sq.ft. (137.4 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

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