



GROVE LANE

Holt, Norfolk, NR25 6ED
Guide Price £525,000

BROWN & CO
COCKERTONS



66 GROVE LANE

Holt, Norfolk, NR25 6ED

DESCRIPTION

66 Grove Lane is an individual detached bungalow situated in a popular residential location within walking distance of the Georgian town of Holt. The property is tucked away in a peaceful location and has been renovated throughout by the current owners offering immaculately presented accommodation. Boasting three bedrooms, including a master suite with dressing area, a living room with wood burner and an open plan kitchen/dining room. In addition, the property provides a separate laundry area and family bathroom. The property offers electric heating and solar panels. To the outside are beautifully maintained landscaped gardens which are well stocked with mature shrubs and plants and a greenhouse to the side beside a vegetable patch. A gravelled walkway leads to the rear garden with a paved seating area overlooking the pond. The property is approached via a shared driveway and has the benefit of off road parking leading to an attached garage. The garage houses an electric car charging point and storage battery which picks up any unused charge from the solar panels. The space and presentation make it the perfect home or investment opportunity.

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



SPECIFICATION

- Individual Detached Bungalow
- Situated in the popular Georgian Town of Holt
- Peaceful Location within walking distance of the Town Centre
- Attached Garage with Electric Car Charging Point
- Off Road Parking
- Landscaped Garden Grounds with Greenhouse
- Open Plan Kitchen/Dining Room
- Laundry Area
- Living Room with wood burner
- Master Suite with Dressing Area
- Two further Double Bedrooms
- Family Bathroom
- Immaculately presented throughout
- Electric Heating & Solar Panels
- Double Glazing
- Perfect Main Residence or Investment Opportunity

GENERAL REMARKS & STIPULATIONS

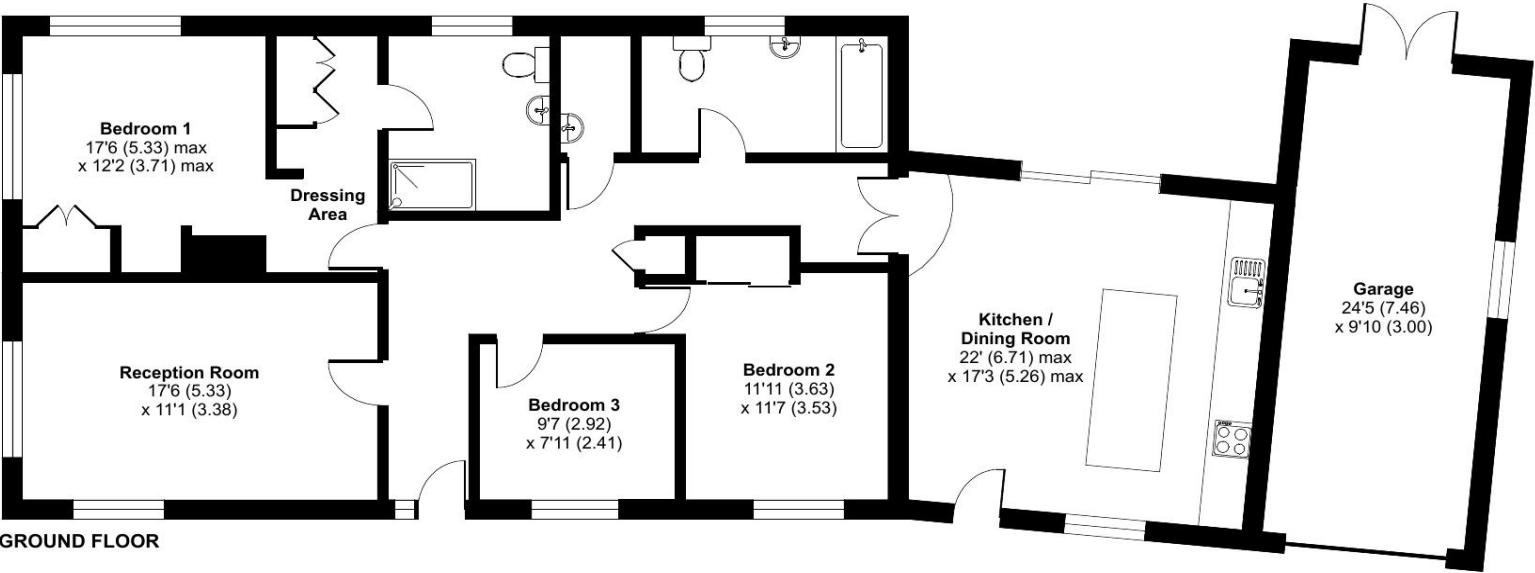
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Grove Lane, Holt, NR25

Approximate Area = 1399 sq ft / 129.9 sq m
Garage & Store = 168 sq ft / 15.6 sq m
Total = 1567 sq ft / 145.5 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Brown & Co. REF: 1207590

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