



CROMER ROAD

Holt, Norfolk, NR25 6DX
Guide Price £550,000

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/four bedroom detached bungalow situated in a prime residential location in the Georgian town of Holt, a short stroll to the town centre. The property is approached via a driveway providing off road parking and has the benefit of a garage. The fully enclosed rear garden boasts lawned and terraced areas with an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, kitchen/breakfast room, utility room, two reception rooms, master suite, three further bedrooms, family bathroom and a separate cloakroom. The property would benefit from modernisation throughout.

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
- Prime Residential Location
- Short Stroll to Holt Town Centre
- Garage & Off Road Parking
- Fully enclosed rear Garden
- Kitchen/Breakfast Room
- Utility Room
- Two Reception Rooms
- Master Suite
- Three further Bedrooms
- Family Bathroom
- Cloakroom
- Gas Central Heating
- Double Glazing
- Would benefit from Modernisation



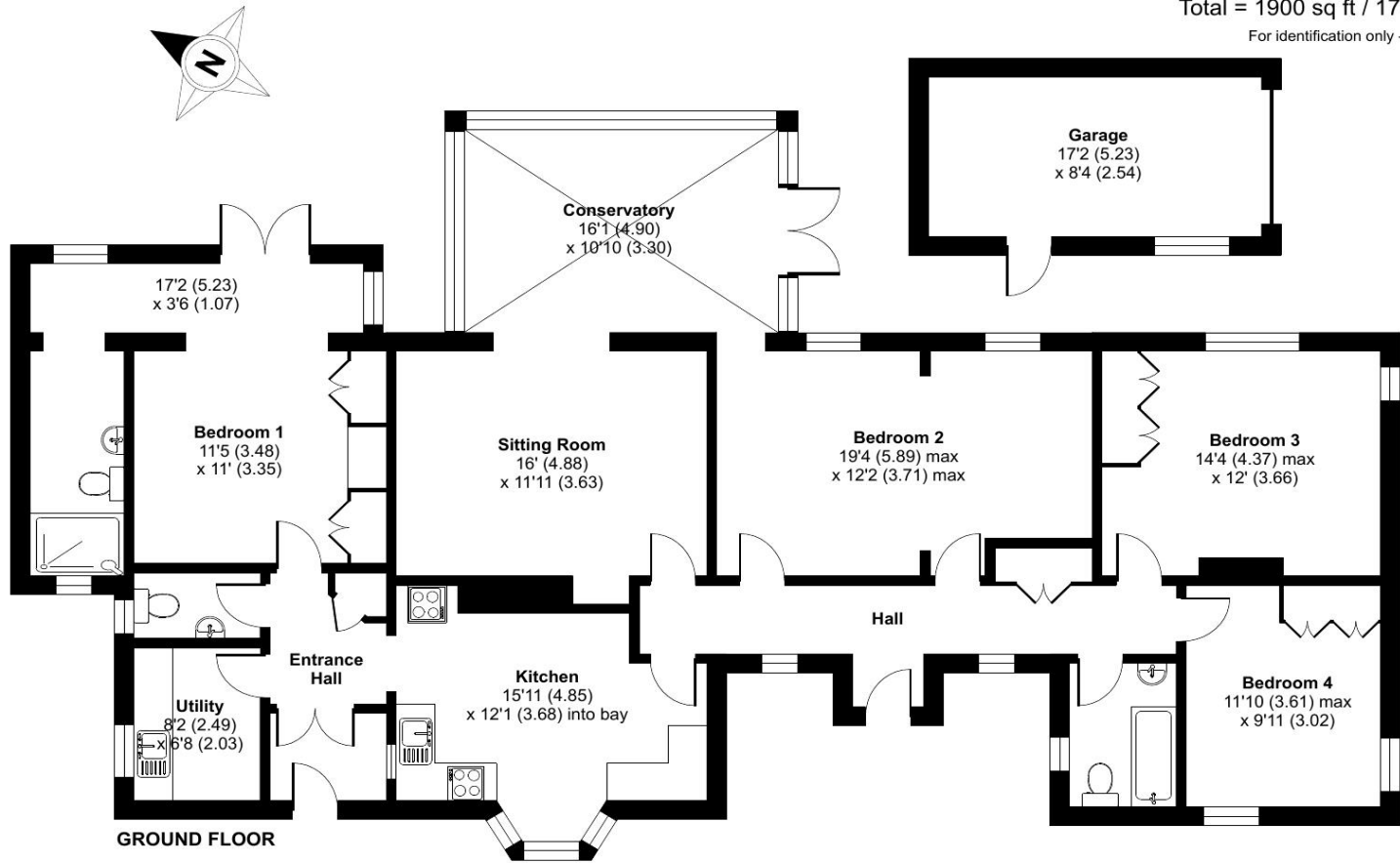
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Cromer Road, Holt, NR25

Approximate Area = 1754 sq ft / 162.9 sq m
Garage = 146 sq ft / 13.6 sq m
Total = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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). © n̄cheom 2025. Produced for Brown & Co. REF: 1231454

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