



HENDRIE ROAD

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





HENDRIE ROAD

Holt, Norfolk, NR25 6RR

DESCRIPTION

The current owners have beautifully refurbished this fabulous, detached single-storey home, tucked away on a quiet road and just a short stroll from the charming Georgian market town of Holt. The property features three double bedrooms, two bathrooms, a newly fitted kitchen, a sitting room and a garden room. Outside, the property also benefits from a generous garden, a garage and paved parking to the front for up to four cars.

With a central entrance hall, the property's interior feels airy and light. The kitchen is newly fitted with units top and bottom, a laminate worktop, a single sink with drainer, an under counter fan assisted oven, an induction hob, a 'smart' extractor hood, a wine fridge and space for a fridge freezer and washing machine. There is a door to the side and a window looking out onto the rear garden. The sitting room is spacious, with lots of light flooding through the windows to the front and rear, plenty of room for comfortable furniture, a gas fire and sliding doors through to the garden room, which overlooks the garden.

With two bedrooms at the front and one at the back, all three double bedrooms are situated off the hall. The principal bedroom has a bay window facing the front, a built-in wardrobe, and an en-suite shower room with a large walk-in shower, hand wash basin, loo (with heated loo seat) and a heated towel rail. The second bedroom, with enough room for a double bed and furniture, also has a bay window overlooking the front. Bedroom three is another well proportioned room, currently used as a study, with a built in wardrobe and a window overlooking the garden. A separate family bathroom features a bath, with an overhead shower and an overhead screen, a hand wash basin, loo and a heated towel rail.





OUTSIDE

The property is approached via the large open paved driveway in a quiet residential road, within walking distance of the centre of Holt. There is parking for four cars on the driveway, in front of the single garage.

The front garden has a gate to the side providing access to the generous sized rear garden, which is partially paved and lawned with borders filled with mature shrubs and plants.

LOCATION

Holt is a very popular and charming Georgian market town, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

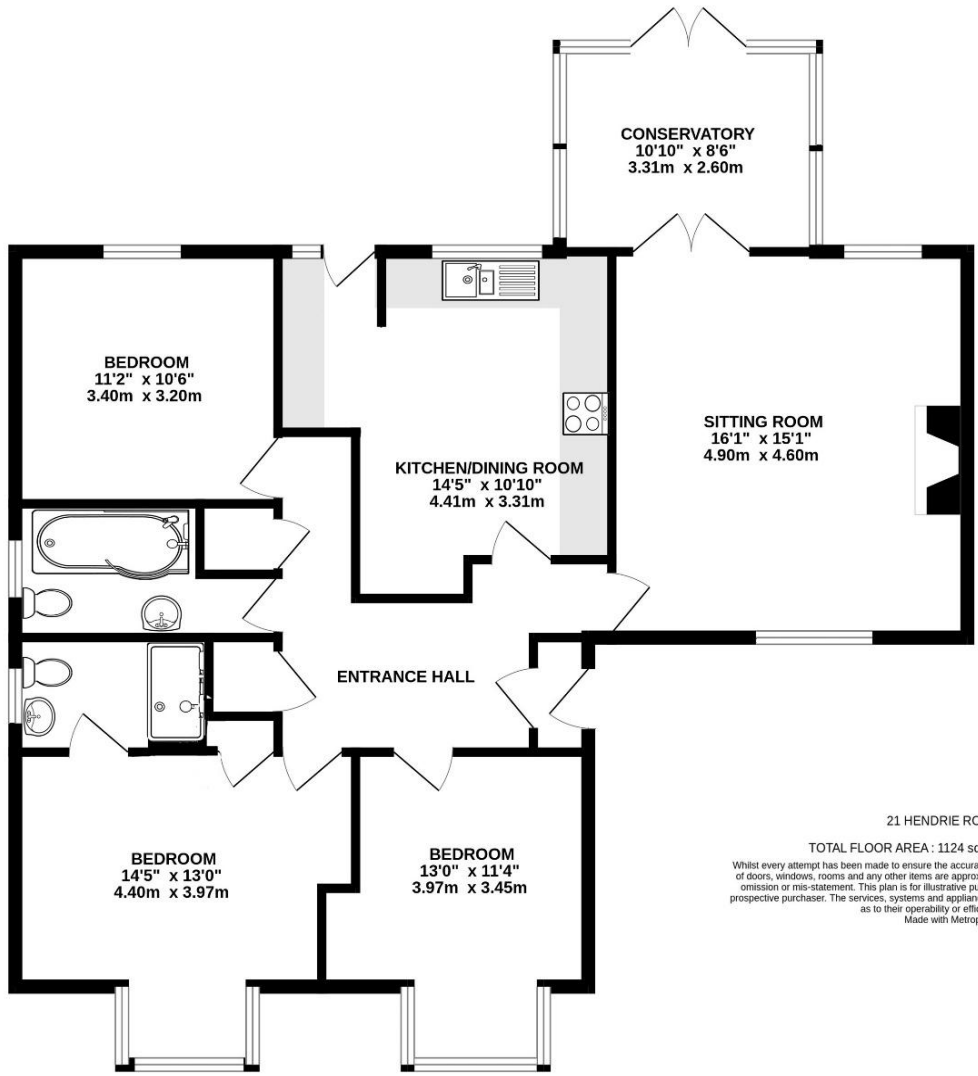
There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with its fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.

The town has a thriving local community and is very popular with visitors to the area, many of whom support great local events throughout the year, such as the Holt Festival in the Summer and the Christmas Lights switch on in the winter. The town is also home to Gresham's, a prominent independent school, founded in 1555. There are a number of cultural events held at the school which are open to the public. The town is just a few miles from the coast and within easy reach of Fakenham, Sheringham & Cromer. There is also a train service running between Sheringham and Norwich and beyond.









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TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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