



**41 Woodfield Road,
HOLT.
NR25 6TX.**

£250,000
Freehold

Modern, semi-detached Bungalow with gas centrally heated and double glazed 2 bedroom accommodation, car parking space and well enclosed, South-facing Garden.

The property stands in a popular cul-de-sac development, within easy walking distance of the Town Centre.

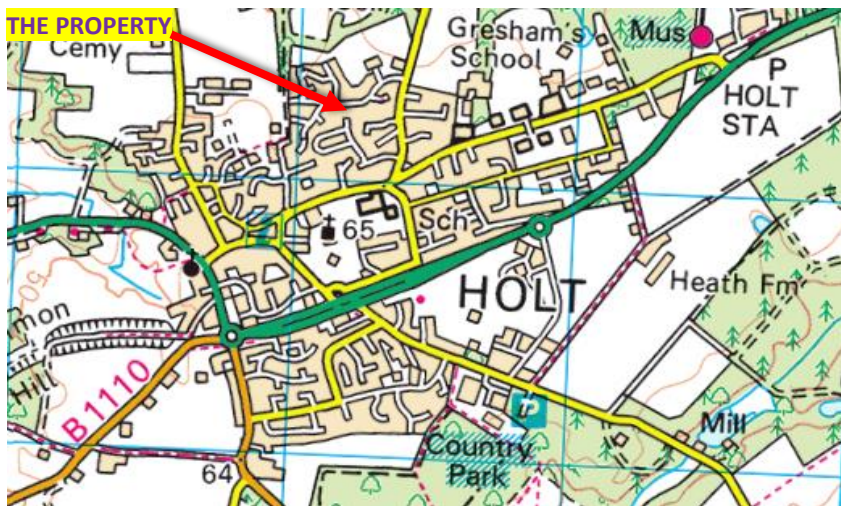
The property comprises: Entrance Hall, Sitting room, Well Fitted Kitchen/Breakfast room, South-facing Conservatory, 2 Bedrooms and Bathroom.

Outside: Car parking space. Easily maintained front Garden. Very Private, South-facing rear Garden.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Market Place, take Cromer Road, continue past the BP Garage, and the Gresham's Prep School and bear left at the fork, as signposted Kelling and Weybourne. Turn left at ¼ mile, just before the Holt Sport's Club, into Woodfield Road, and the property is on the left, just after the turning to Heather Drive.
(There is pedestrian access through Heather Drive and Peacock Lane direct to the Town Centre).

Location: Holt a picturesque Georgian Market Town with a wide range of shopping, educational, sporting and leisure facilities, and is home to the Gresham's Public School. The Poppy-line steam railway runs from the Town to the Coastal resorts of Sheringham and Cromer – from where there is a direct rail link to the City of Norwich. The popular Holt Country Park lies just to the South of the Town, and the North Norfolk Coast, noted for its fine sandy beaches, nature reserves, golf and sailing facilities is 3 miles to the North.

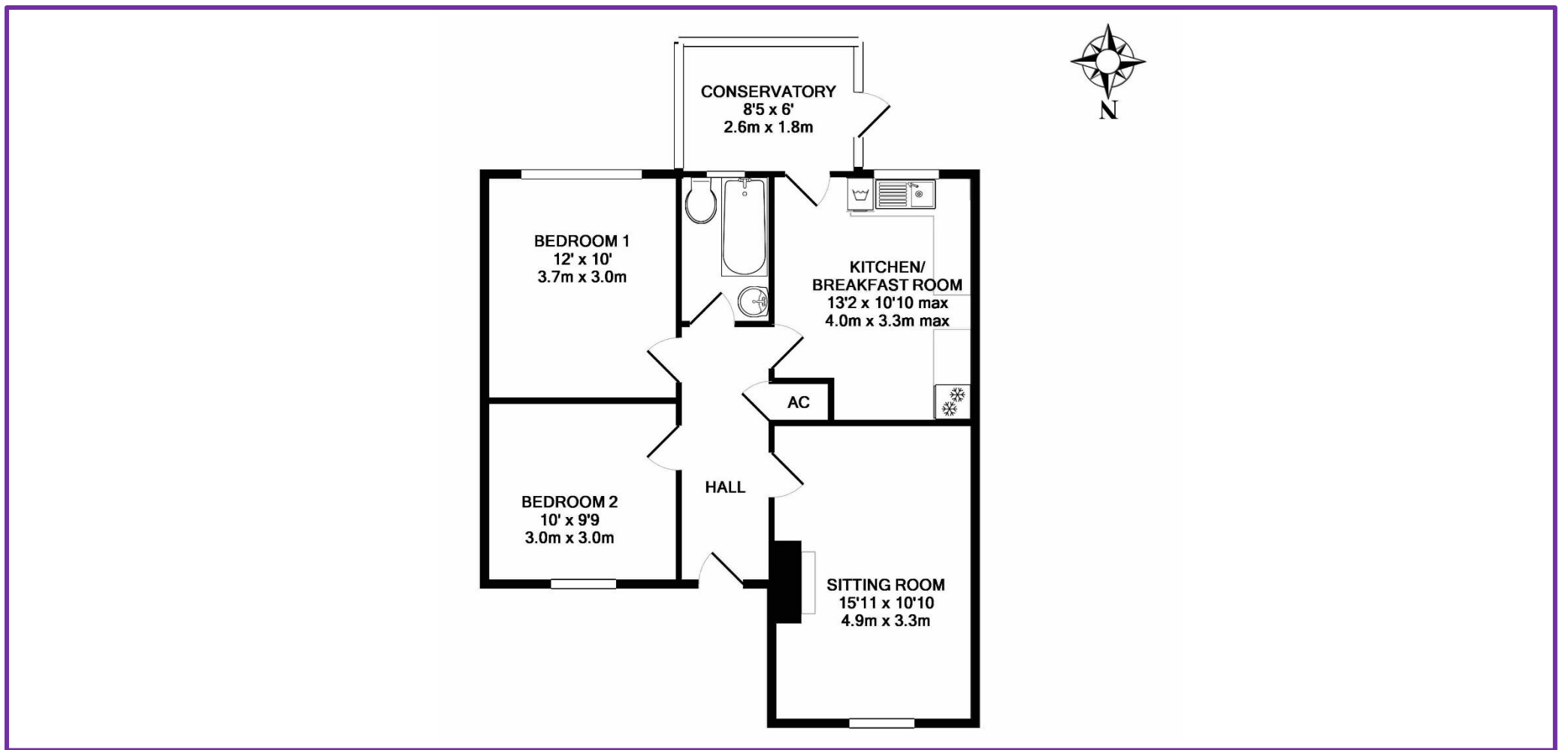


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Half glazed front door to;

Entrance Hall:

Built-in airing cupboard with slatted shelving. Kahrs engineered oak floor. Hatch to roof space. Coved ceiling.

Sitting room: 15'11" x 10'10", (4.9m x 3.3m).

Centre light and 2 wall lights with dimmer switches. Telephone point. TV point. Coved ceiling. New double glazed window in 2017. Fitted carpet.

Fitted Kitchen/Breakfast room: 13'2" x 10'10", (4.0m x 3.3m) max.

Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with drawer, cupboards and "Zanussi" washing machine under. Further fitted work top with drawer and cupboards under. Adjoining built-in fridge/freezer. Matching range of wall fitted cupboard units with concealed lighting under. Concealed gas fired Combi central heating boiler. "Smeg" stainless steel extractor hood. Gas and electric cooker points. Kahrs engineered oak floor. Spotlights. Roller blind. Coved ceiling. Half glazed door to:

Conservatory: 8'5" x 6'0", (2.6m x 1.8m).

New tinted polycarbonate roof (fitted in 2018). New fitted window blinds, and half double glazed door with new fitted blind to garden.

Bedroom 1: 12'0" x 10'0", (3.7m x 3.0m).

Telephone point. Coved ceiling. New double glazed window in 2017. Fitted carpet.

Bedroom 2: 10'0" x 9'9", (3.0m x 3.0m).

Kahrs engineered oak floor. Coved ceiling. New double glazed window in 2017. TV aerial point.

Bathroom:

Panelled bath with mixer tap/shower fitting, tiled surround and new glass shower screen over. Pedestal hand basin with tiled splashback. Low level WC. Extractor fan. Coved ceiling.

Outside:

To the front of the property is an easily maintained shingled garden with flower beds and low hedge border.

A short concrete and brick weave drive leads to a car parking space, where a timber gate leads to a gravelled area with timber and felt roofed Garden Store, 8'0" x 6'0". (Removal of the gate and Store would provide an additional parking area or Garage space, (subject to the usual consents)).

To the rear of the property is a well enclosed, South-facing Garden with small paved patio area and a neat lawn with flower and shrub borders. Outside tap. Outside light.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: "C".

EPC: D.

