



**9 Lowes Avenue,
HOLT.
NR25 6JS.**

**Offers in excess of
£240,000**

Freehold

Deceptively spacious, semi-detached, modern House with extended, gas centrally heated and double glazed accommodation, including 2/3 reception rooms, 3 bedrooms, garage, car parking space and well enclosed, patio Garden.

The property stands in a sought-after, quiet cul-de-sac, which has direct access to the popular Holt Country Park. A Playing Field and the Town Centre are within easy walking distance.

The property comprises: Ground Floor: Entrance Hall, Sitting room, Dining room, Lobby leading through to Garden, Well Fitted Kitchen, Utility room/Study, Inner Lobby and Cloakroom.

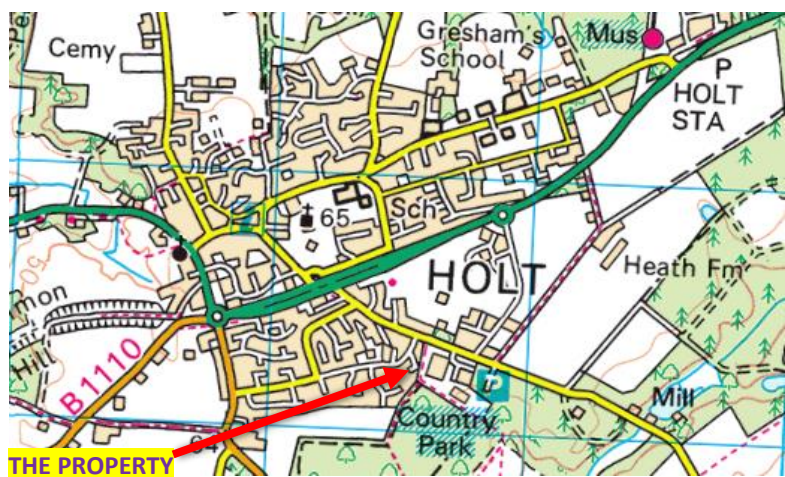
On the First Floor there is a Landing, 3 Bedrooms and Bathroom.

Outside: Car parking space. Garage. Very Private, patio Garden to rear.

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

Directions: From the war memorial which stands at the Eastern end of the Market Place in the centre of Holt, take Station Road, and continue to the junction with the A.148 Cromer Road. Turn left, and then immediately right into Hempstead Road, (as signposted Baconsthorpe). Turn right at 200 yards into Charles Road, and take the first turning on the left, into Lowes Avenue. The property will be found at the end of the cul-de-sac.

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

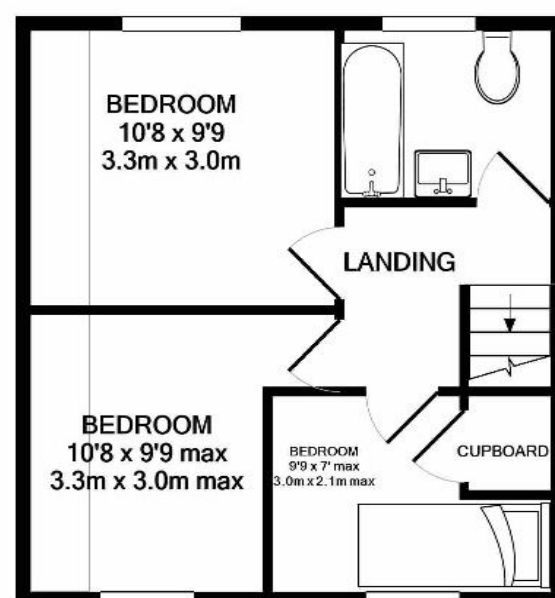
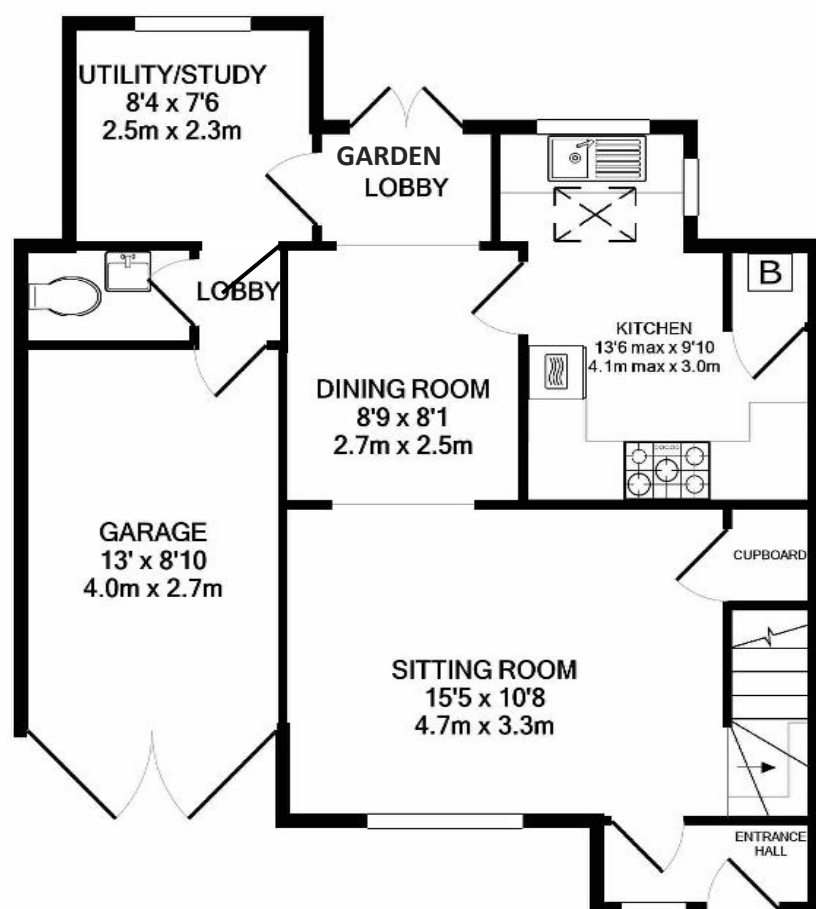
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EPC: C



Ground Floor: Half double glazed stained glass front door to;

Small Entrance Hall: Half glazed door to;

Sitting room: 15'5" x 10'8", (4.7m x 3.3m). Staircase to first floor, with fitted, glass fronted display cabinets to side. Under-stairs cupboard with fitted shelves and electric light. TV point. Archway to;

Dining room: 8'9" x 8'1", (2.7m x 2.5m). Ceiling light/fan. Telephone point. Laminate floor. Through to;

Garden Lobby: with laminate floor, and twin double glazed doors to rear garden.

Well Fitted Kitchen: 13'6" x 9'10", (4.1m x 3.0m) max. Sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboard, appliance space and plumbing for dishwasher under. Fitted work top with cupboard and appliance space under. Further fitted work surface with drawers and cupboards under, and built-in "Zanussi" 5 ring gas hob unit with recirculating hood over. Matching range of wall fitted cupboard units. Integral electric double oven with cupboard over and drawers under. Built-in cupboard housing "Worcester" gas fired central heating boiler. Ceiling recessed spotlights. Double glazed roof light.

Utility/Study: 8'4" x 7'6", (2.5m x 2.3m). Appliance space with plumbing for washing machine. Tiled floor. Roller blind.

Inner Lobby: with tiled floor. Door to garage and door to;

Cloakroom: Low level WC. Hand basin with pedestal mixer tap, and cupboard under. Mainly tiled walls. Tiled floor.

First Floor:

Landing: Fitted shelf with cupboards under. Hatch to folding loft ladder to roof space with electric light and power points.

Bedroom 1: 10'8" x 9'9", (3.3m x 3.0m). Built-in single and double wardrobe cupboards and matching range of high level cupboards. Centre light and 2 wall lights. Telephone point. TV point. Window with roller blind and view over rear garden to playing field.

Bedroom 2: 10'8" x 9'9", (3.3m x 3.0m) max. Fitted double wardrobe cupboard and matching high level cupboards. TV point. Roller blind.

Bedroom 3: 9'9" x 7'0", (3.0m x 2.1m) max. Fitted single bed. Built-in cupboard. Fitted shelves. Roller blind.

Fully tiled Bathroom: White suite of panelled bath with mixer tap/shower fitting over. Hand basin with mixer tap, and cupboard under. Low level WC. Extractor fan.

Outside: To the front of the property is a brick weave area, and a short drive (providing off street parking), leads to an attached **Garage, 13'0" x 8'10", (4.0m x 2.7m)**, with double timber entrance doors, strip lights, power points, fitted shelves and eaves storage area.

To the rear of the property is a nicely enclosed, very private, brick weaved patio garden with flower and shrub borders, a small ornamental pond, and an aluminium framed **Greenhouse**, (which may be available by separate negotiation).

A pedestrian gate from the rear garden gives shared access to the nearby Playing Field and into Holt Country Park.

Services: All mains services are connected to the property.

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

Tax Band: "B".

