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h brown

Select

Town Close  
Holt



A BEAUTIFULLY PRESENTED FOUR BEDROOM HOME LOCATED IN THE HEART OF THE POPULAR MARKET TOWN OF HOLT.

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## 10 Town Close, Holt, NR25 6JN

### ENTRANCE HALL

Wood effect flooring, radiator and built in storage. Door leading through to family room.

### FAMILY ROOM

A generous space with wood effect flooring, wall mounted radiator, three feature recessed areas two of which have shelving and wooden work surface with built in storage below. A staircase leads to the first-floor accommodation, a door offers access to the rear hallway and opens through to the sitting room.

### SITTING ROOM

Dual aspect windows to front and side, wall mounted radiator and decorative flint wall.

### REAR HALLWAY

A carpeted hallway offering access to WC, dining room, principle bedroom and kitchen.

### KITCHEN

A modern fitted kitchen with built in electric oven, 4 ring hob, microwave and dishwasher. Wooden work surface, breakfast bar, base and eye level storage units, drainer sink unit, space for American style fridge freezer, radiator, tiled flooring, wall mounted gas boiler, window and door leading to rear lobby.

### REAR LOBBY

Doors to the front and rear of the home, door to study.

### STUDY

Wood effect flooring, wall mounted electric radiator, built in shelving and window to rear aspect.









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### WC/ UTILITY ROOM

Tiled flooring, two windows, drainer sink unit with wooden surface and storage under. Floor to ceiling storage to the side wall, low level WC and plumbing for washing machine.

### DINING ROOM

Two built in shelving units, radiator and double glazed French doors leading to rear patio.

### PRINCIPLE BEDROOM

Feature wallpapered wall, window to rear aspect, wall mounted radiator, built in bedroom storage and opens through to en-suite shower room.

### EN-SUITE SHOWER ROOM

Tiled flooring, windows to side and rear aspect, low level WC, wash hand basin with storage under, heated towel rail and fully tiled walk in shower cubicle.

### FIRST FLOOR LANDING

Carpeted staircase and landing offering access to both first floor bedrooms and family bathroom. Velux window.

### BEDROOM

A carpeted room, window to rear aspect and wall mounted radiator.

### BEDROOM

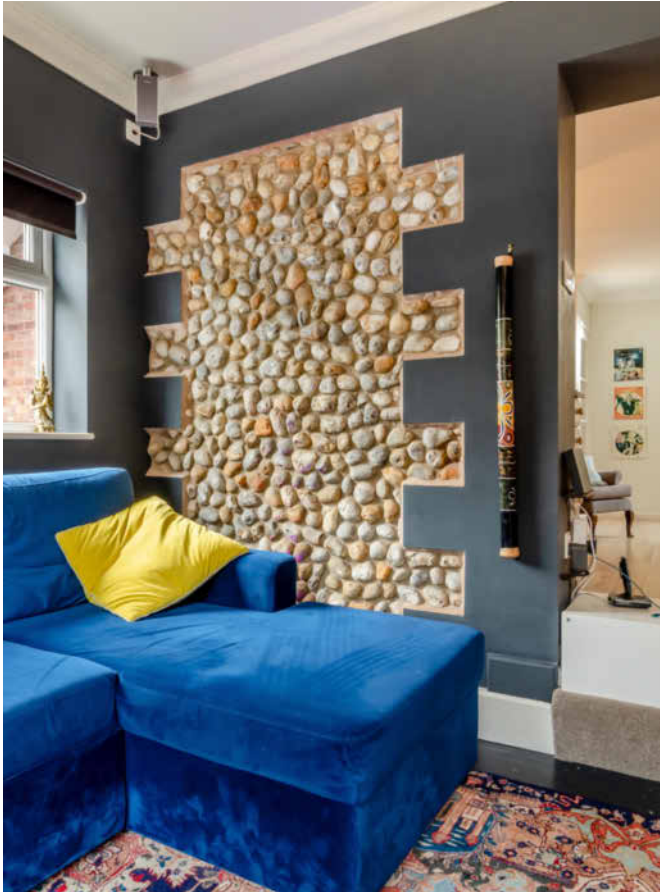
A carpeted room, two Velux windows, wall mounted radiator, two recessed book shelving units.

### BATHROOM

A fully tiled white suite comprising low level WC, wash hand basin with storage under, bath with shower above, wood effect flooring and window to side aspect.







## EXTERNAL

A well-tended enclosed rear garden designed for outdoor dining and relaxing. The garden is bordered with shrubs and trees in raised flower beds. Three paved areas offering ample seating. One of which offers a covered outdoor kitchen area. In addition, there is a fantastic timber framed studio/office. To the front of the property is a generous gravelled driveway offering parking for multiple vehicles.

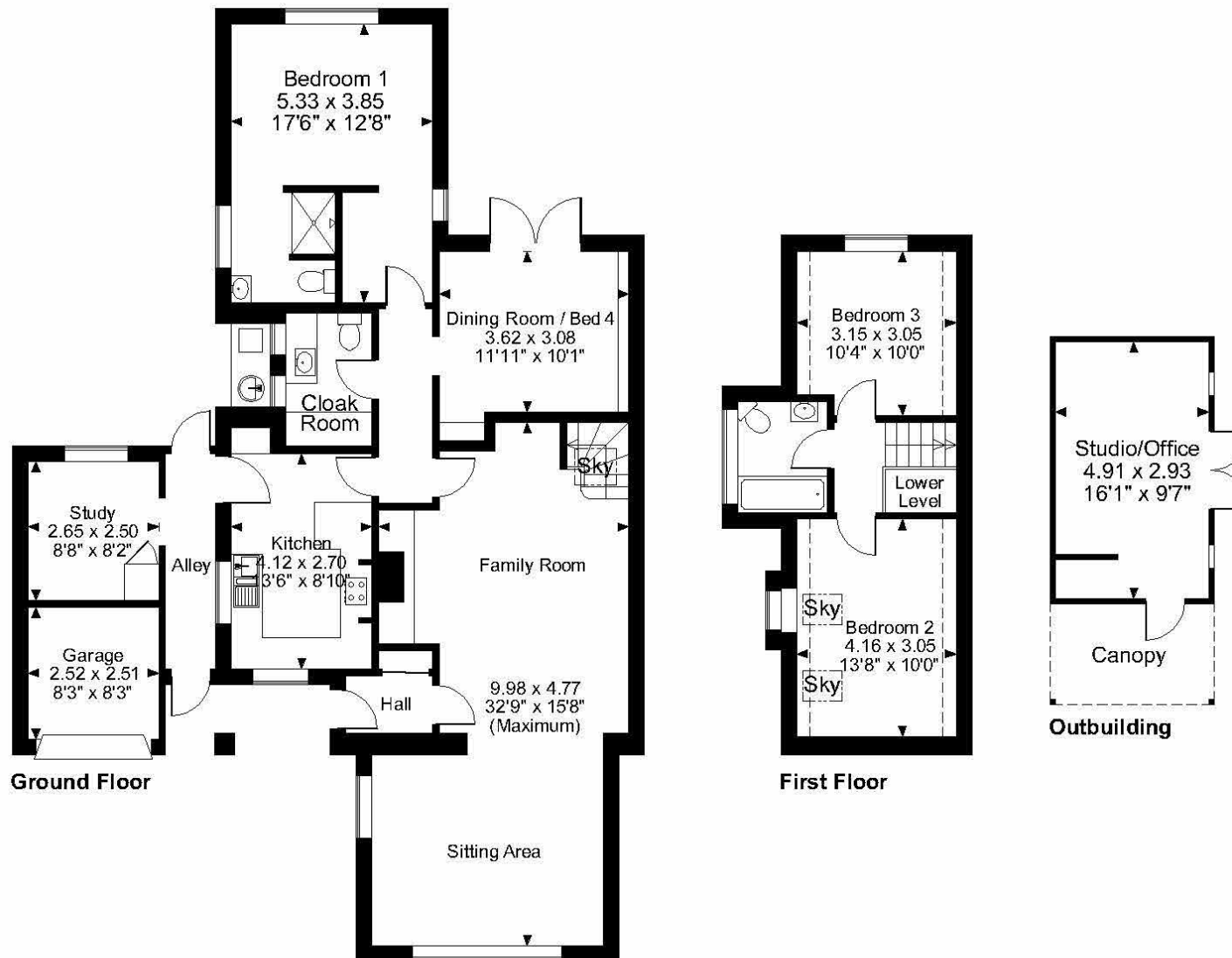
## EPC RATING:

Current: C

Potential: B



# Town Close, Holt, Norfolk



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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# Select



The present owners have transformed the property during their ownership to create a beautifully presented versatile home. Situated in a prime location within the heart of the popular market town of Holt, the town centre and all of its amenities are only a short walk. The ground floor is currently configured to offer a sitting room, family room, dining room, modern fitted kitchen, study, and the principal bedroom with en-suite shower room. The first floor offers two double bedrooms and a family bathroom. Externally the enclosed rear garden is perfect for outdoor dining and relaxing. There are several paved seating areas, one with a covered outdoor cooking and seating area with easy access from the kitchen. Another fantastic feature of the home is a versatile, external timber framed studio/office..

Viewing by appointment with our  
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