



# KELLING ROAD

Holt, Norfolk, NR25 6RT  
Guide Price £450,000

**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 bedroom detached house situated in a highly sought after residential location in the Georgian market town of Holt. The accommodation briefly comprises entrance hallway, open plan kitchen/dining room, living room, study and cloakroom on the ground floor together with a master suite with en suite shower room, two further bedrooms and a family bathroom on the first floor. The property benefits from off road parking and a single garage. To the rear is a fully enclosed garden with mature shrubs and hedging.

## ANTI MONEY LAUNDERING LEGISLATION

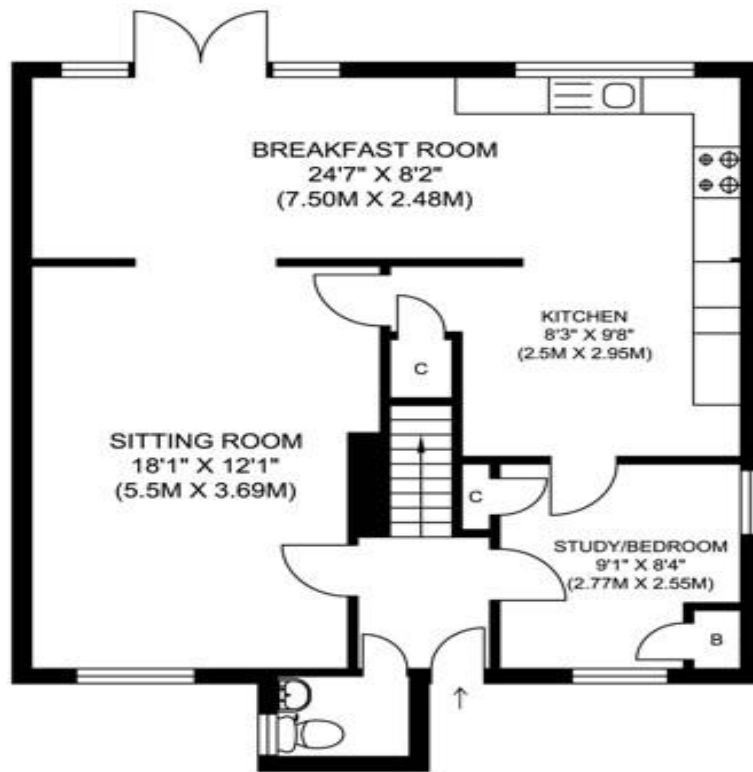
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## SPECIFICATION

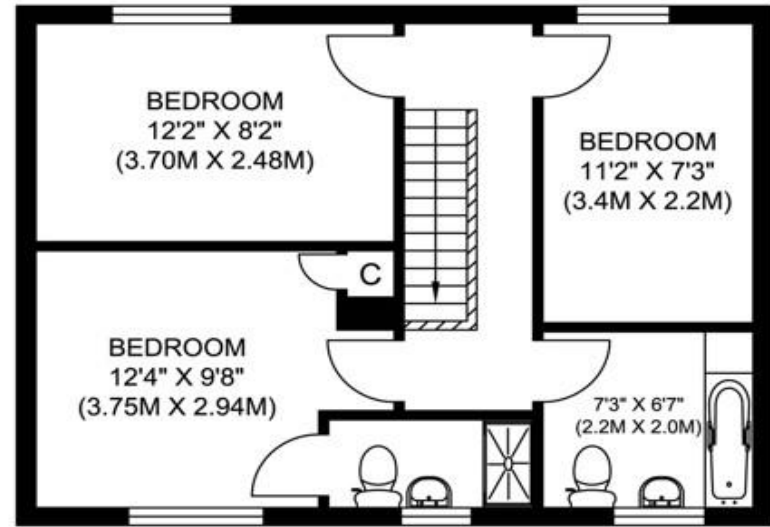
- Detached House
- Popular Residential Location
- Within Walking Distance of Holt Town Centre
- Garage & Off Road Parking
- Fully Enclosed Rear Garden
- Open Plan Kitchen/Dining Room
- Living Room
- Study
- Cloakroom
- Master Suite
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Perfect Main Residence or Investment Opportunity
- No Onward Chain







GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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1a Market Place, Holt, Norfolk, NR25 6BE  
 01263 711167 | holt@brown-co.com

