



38a Grove Lane, Holt

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Independent Estate Agents

Pointens





**38a Grove Lane, Holt**

**Norfolk NR25 6EG**

Norwich 20 miles

North Norfolk Heritage Coast 4 miles

A spacious chalet style property in a much favoured location convenient for Gresham's Schools and Holt High Street. The property has three reception rooms and three bedrooms (master en-suite) A particular feature is the 100' south facing rear garden.

**GUIDE PRICE £395,000**



## The Property

The property offered for sale is a spacious semi-detached chalet style property offering very flexible accommodation pleasantly situated in a much favoured residential area of the town that is convenient for Gresham's schools and Holt High Street. The property has three reception rooms and three good size bedrooms (master en-suite). The property also enjoys gas fired central heating, replacement Upvc double glazed windows, doors and barge boards. Outside to the front of the property is off street parking. To the rear is a 110' south facing private garden. The property is being sold with no upward chain.

## Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street and an international airport.

## Directions

Leave Holt High Street via the Cromer Road. Just after Gresham's Prep School turn right into Grove Lane, then first left also into Grove Lane. After around 300 yards you will find the property situated on your right hand side.

## ACCOMMODATION

The accommodation comprises:

### Entrance Hall

Stairs to first floor, telephone, radiator.

### Sitting Room (15'9 x 12'10)

Open fireplace with wooden surround, television and telephone point. Radiator, patio doors leading to the rear garden.

### Dining Room (14'x 9'4)

Built-in storage cupboard, television point, radiator.

### Study/Bedroom Four (10'4 x 10')

Television and telephone point.

### Kitchen/Breakfast Room (22' x 9'4 double aspect)

Range of modern base units with working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap, Bosch electric oven, gas hob, extractor hood over. Integral fridge and freezer. Matching wall units, two television points, two radiators.

### Utility Room (10'10 x 5'1)

Base unit with working surface over, part tiled walls, plumbing for automatic washing machine. Loft access, radiator, door to rear garden.

### Cloakroom

Wc, washbasin, radiator.

### First Floor Galleried Landing.

Radiator.

### Bedroom One (12'7 x 10'8)

Built in wardrobe, television point, radiator, airing cupboard.

### En-suite

Shower cubicle, vanity unit with wc and wash basin. Electric shaver point, heated towel rail. Electric shaver point, bathroom cabinet.

**Bedroom Two (12'7 x 9'5)**

Radiator.

**Bedroom Three (12'6 x 9'7)**

Telephone point, under eaves storage cupboard, radiator. Loft hatch with ladder. In the loft is a Worcester Bosch combination boiler for central heating and hot water.

**Bathroom**

Panelled bath, shower cubicle, vanity unit housing wc and wash basin. Electric shaving point, heated towel rail, bathroom cabinet, Velux window.

**Curtilage**

The property is approached over a shingle driveway providing off street parking for several vehicles. A personnel door leads down the side of the property to the rear where there is a private south facing garden mostly laid to lawn with a patio area, inset flower and shrub bed borders, inset mature trees and a wooden garden shed (12' x 8') with electric power and light. Outside tap. All being enclosed with a mixture of wooden panel fencing and mature hedging.

**General Information**

**Tenure:** Freehold.

**Council Tax Band:** Band D.

**Services:** All mains services are connected.

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** To be confirmed.

**Ref No:** H313487.

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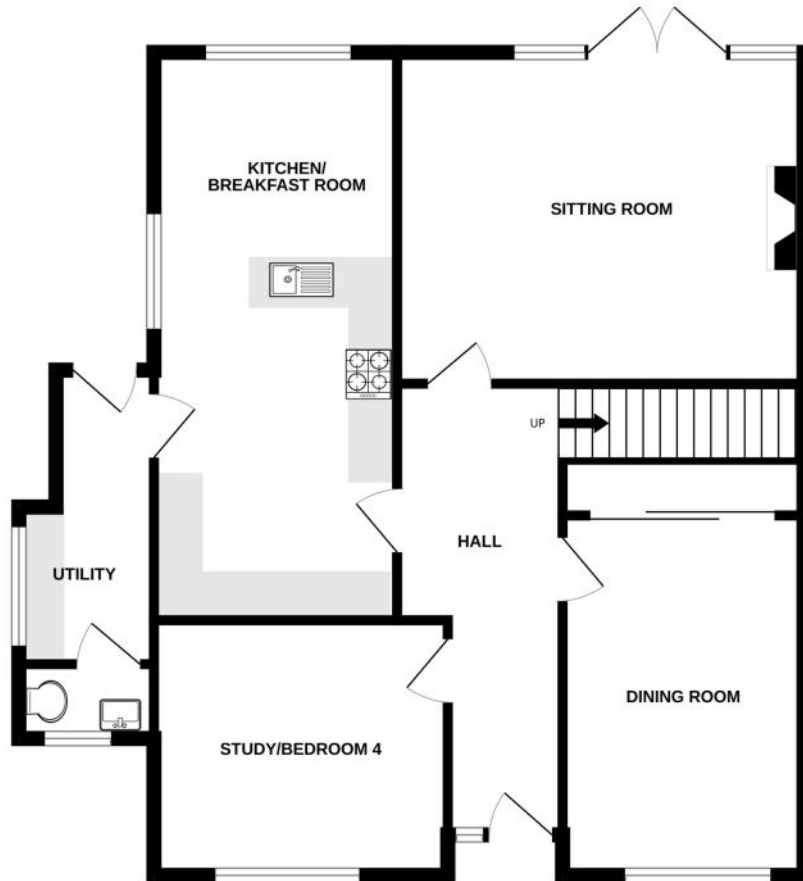
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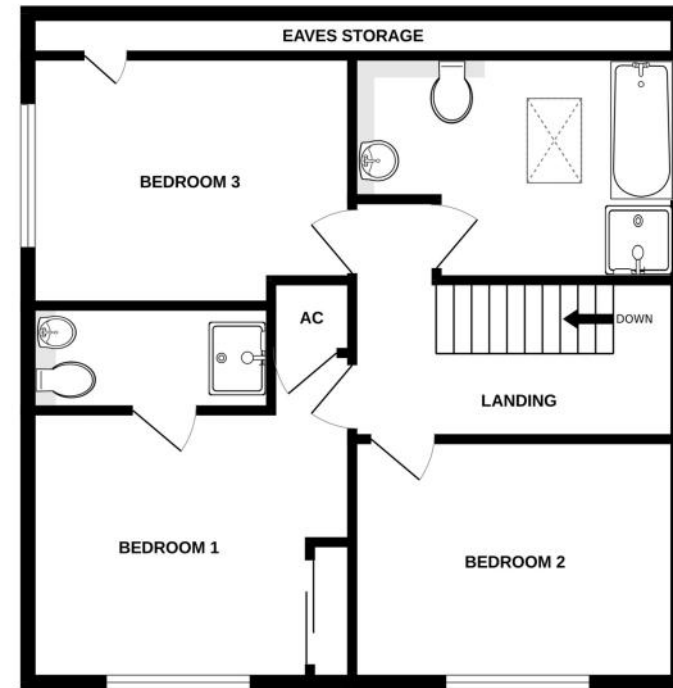
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GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



38A GROVE LANE, HOLT, NORFOLK NR25 6EG

TOTAL FLOOR AREA: 1519 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)