



AINSWORTH ROAD

Holt, Norfolk, NR25 6FE
Guide Price £350,000

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

This home features bright, inviting interiors designed for effortless, single level living. The heart of the property is a functional kitchen featuring a characterful archway that flows into a bright, open plan living and dining room. The accommodation offers two double bedrooms, including a principal bedroom with practical built-in wardrobes, all served by a central bathroom. Externally, the property benefits from an attached garage and a low-maintenance, mainly paved garden that hosts a versatile summerhouse.

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

- Link Detached Bungalow
- Quiet Residential Location
- Popular Georgian Town of Holt
- Kitchen
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Attached Garage
- Fully Enclosed Rear Garden
- Summerhouse
- No Onward Chain
- Within Walking Distance of Facilities

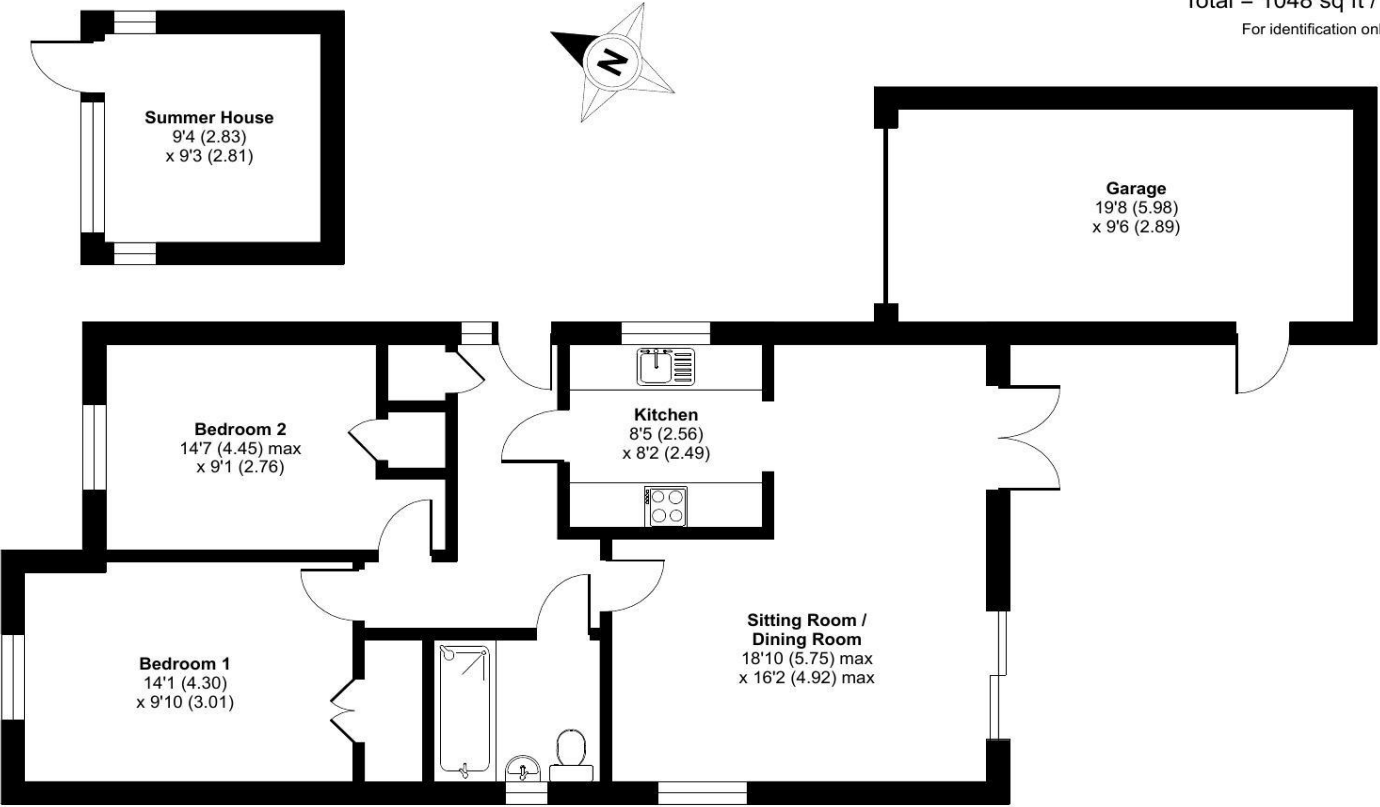




Ainsworth Road, Holt, NR25

Approximate Area = 774 sq ft / 71.9 sq m
Garage = 187 sq ft / 17.4 sq m
Summer House = 87 sq ft / 8 sq m
Total = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Brown & Co. REF: 1516867

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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