



8 Glaven Hale Close, Holt

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### The Property

The property offered for let is a semi-detached 3 bedroom, 3 bathroom home situated in a much sought after location, convenient for Gresham's Preparatory School and Senior School and Holt High Street. Constructed by Character Homes Ltd, this well appointed property benefits from recently installed gas fired central heating, UPVC double glazing, en-suite facilities to all three bedrooms, a private rear garden, off street parking and a garage.

### Location

The town of Holt was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. 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. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The city of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

### Directions

Leave Holt High Street via the Cromer Road. Upon reaching Gresham's Preparatory School turn right into Grove Lane. After a few hundred yards you will reach Pearsons Road, turn left into Pearsons Close and first left into Glaven Hale Close. Proceed around to the left and then straight ahead. Number 8 will then be on your right hand side.

### Accommodation

Covered Entrance Canopy, front door to –

Entrance Hall

Radiator, staircase to first floor.

#### **Kitchen (11'5 x 11')**

Range of fitted base units with working surfaces over, inset one and half bowl sink unit, Integrated full size dishwasher. Rangemaster gas cooker with extractor hood, radiator, wall mounted new gas fired boiler for central heating and domestic hot water, tiled floor, matching wall units. Fitted Bosch dishwasher. Understair cupboard housing a washer/drier machine.

Cloakroom

Radiator, wc, washbasin, tiled floor.

#### **Sitting Room (14'2 x 12'10)**

Radiator, patio doors to rear garden, radiator, telephone and television point.

First floor landing, stairs to second floor.

#### **Bedroom One (14'1 x 9'3)**

Radiator, telephone and television point.

En-suite

Shower cubicle, pedestal washbasin, wc, radiator.

#### **Bedroom Two (12' x 7'10)**

Radiator, telephone and television point.

En-suite

Second floor landing leading to:

**Bedroom Three (15'5 x 11' maximum)**

Velux window, radiator. Eaves storage and storage cupboard.

En-suite

Shower cubicle, pedestal washbasin, wc, radiator.

Curtilage

Directly behind the property is a private garden which is mainly laid to lawn with an inset patio and enclosed by wooden panelled fencing. There is also an outside 3 pin power socket. A short distance away is a brick and tile **garage (16'8 x 9')** with up and over door, electric power and light, Half the garage has been boarded for storage and there is a loft ladder for access. plus one off street parking space.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

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General Information

Rent: £1295.00 per calendar month payable in advance.

Damages Deposit: £1490.00, refundable at the end of the tenancy if no claim is justified.

Council Tax Band: C (2026/2027 - £2202.78)

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Employment and present or previous landlord, if applicable. We also carry out a credit check.

Holding Deposit: There will be a £290 holding deposit payable which will be deducted from the first months rent. Tenants should arrange their own contents insurance.

Availability: The property is available from 22nd June 2026.

Type of tenancy: Unfurnished, assured shorthold tenancy, minimum of 6 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Viewing: Strictly via the sole agents, Pointens Estate Agents.

Telephone 01263 711880

Ref: H30455L



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