



WOODFIELD ROAD

Holt, Norfolk, NR25 6TX
OIEO £339,000

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 and close to this property, 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 bungalow in a popular residential location in the Georgian town of Holt. The property is elevated on a corner plot and benefits from a fully enclosed rear garden which has been mostly paved for ease of maintenance. The accommodation briefly comprises, entrance hallway, living room, kitchen, conservatory, two double bedrooms and a shower room. The detached garage has been converted into a one bedroom annexe with shower room. Offered with no onward chain.

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

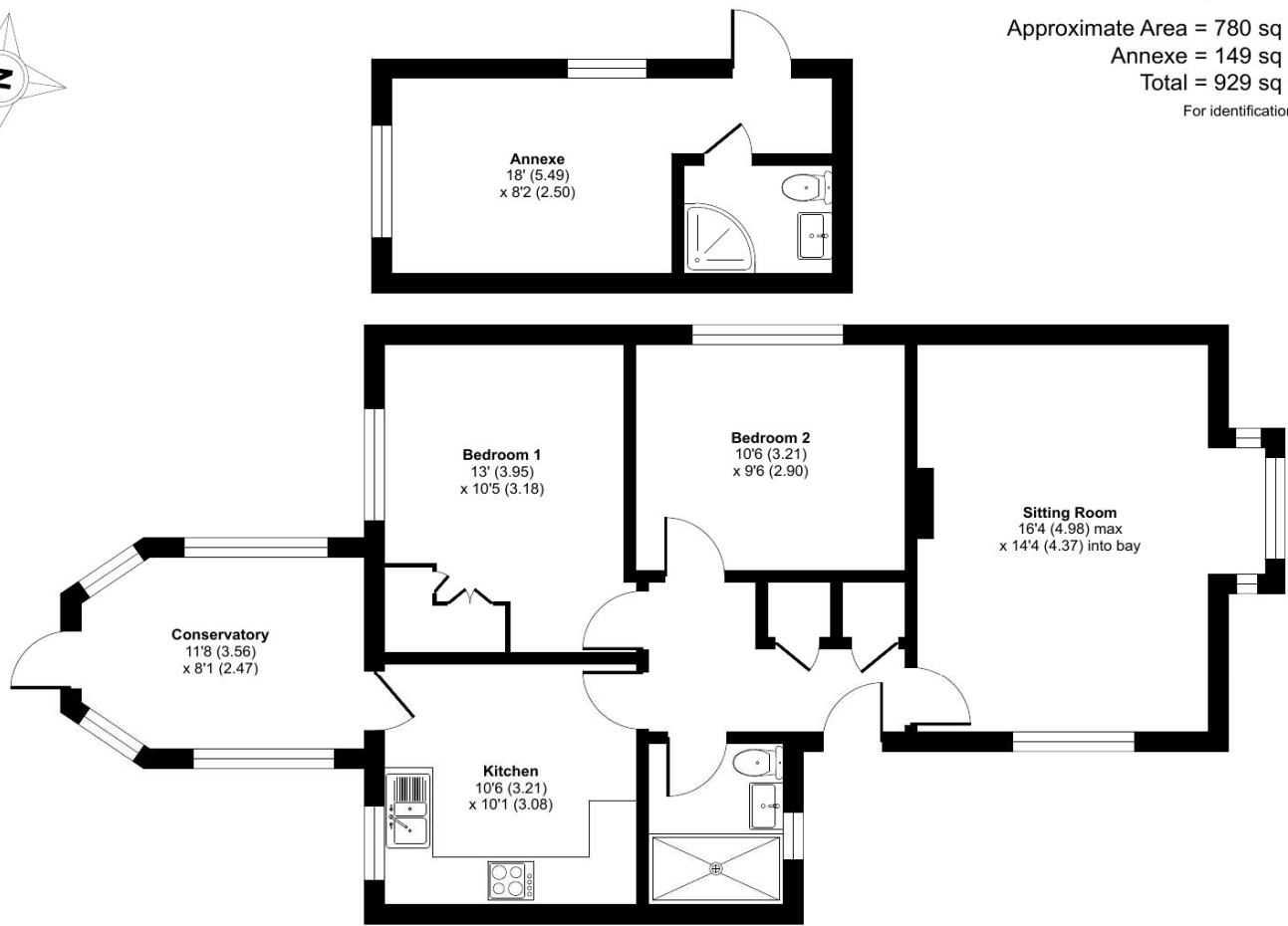
- Detached Bungalow
- Popular Residential Location
- Walking distance of Holt Town Centre
- Fully Enclosed Rear Garden
- Kitchen
- Living Room
- Conservatory
- Two Double Bedrooms
- Shower Room
- Detached One Bedroom Annexe
- Modernised Throughout
- Double Glazing & Gas Central Heating
- Off Road Parking
- No Onward Chain





Woodfield Road, Holt, NR25

Approximate Area = 780 sq ft / 72.4 sq m
Annexe = 149 sq ft / 13.8 sq m
Total = 929 sq ft / 86.2 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). © nichecom 2025. Produced for Brown & Co. REF: 1313239

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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