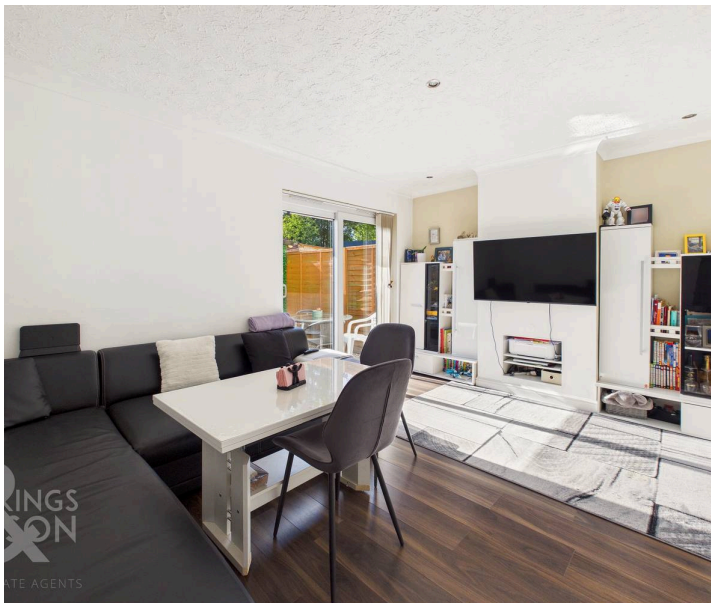




Holt Road, Norwich - NR6 6XS

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Holt Road

Norwich

This UPDATED and MODERNISED SEMI-DETACHED HOUSE is ideally situated within CLOSE PROXIMITY TO LOCAL AMENITIES, TRANSPORT LINKS and SCHOOLS, offering both convenience and comfort for modern living. Step through the welcoming HALLWAY ENTRANCE, which features a convenient two piece W.C and stairs rising to the first floor with INTEGRATED STORAGE tucked away beneath, leading you into the heart of the home. The spacious 14' SITTING and DINING ROOM is bathed in natural light, with SLIDING GLASS DOORS opening directly onto the garden perfect for both relaxing and those who love to entertain. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES and EXTENSIVE STORAGE, ensuring a seamless cooking experience. Upstairs, THREE BEDROOMS open from the landing, providing versatile spaces for family, guests, or a home office. The three piece FAMILY BATHROOM includes a shower over the bath, combining practicality with style for busy mornings or evening unwinding. This property is thoughtfully designed for easy living, with a focus on privacy, comfort, and modern finishes throughout.

Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED with a gate opening to the OFF-ROAD PARKING and adjacent GARAGE.

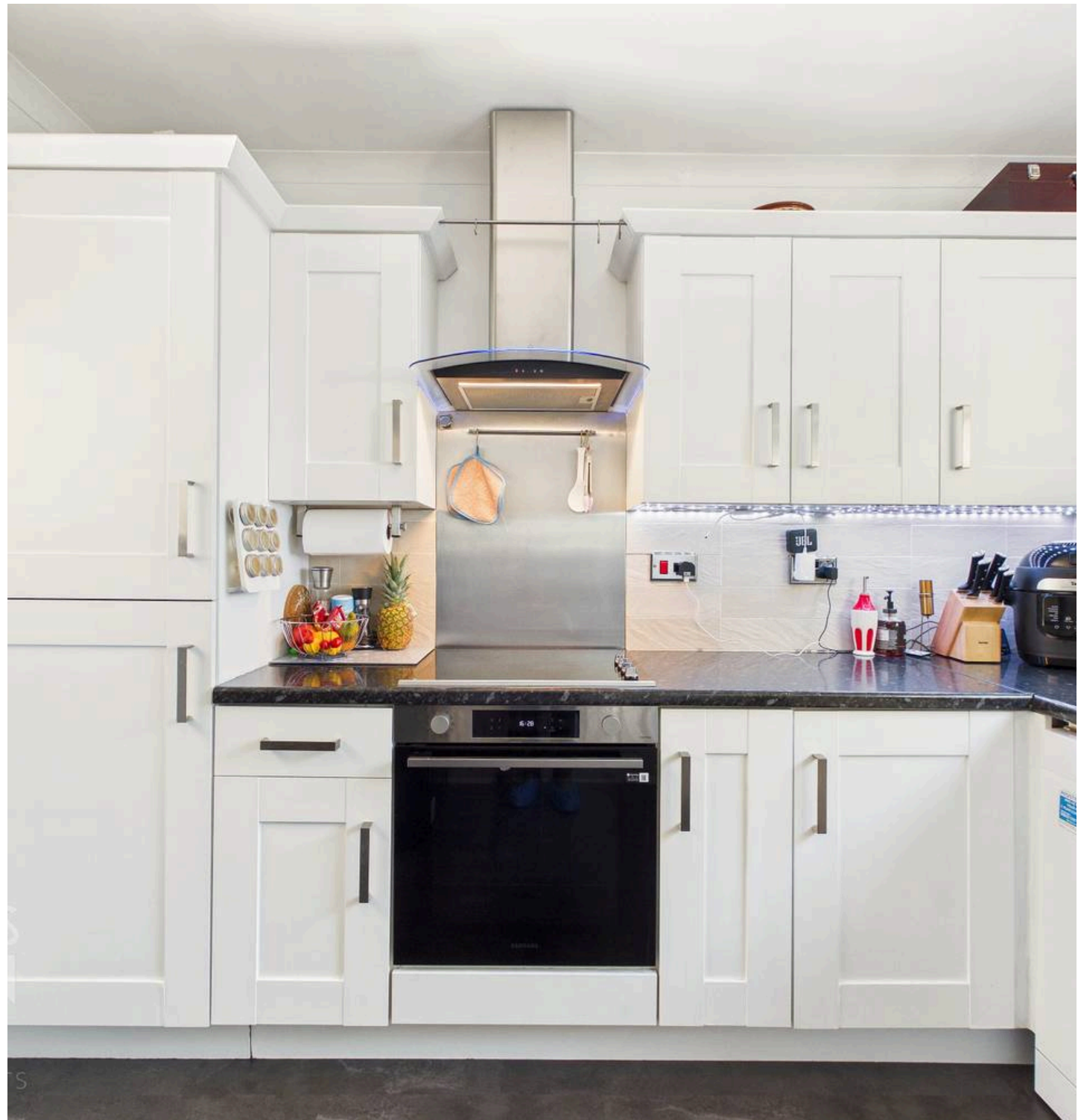
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Updated & Modernised Semi-Detached House
- Within Close Proximity To Local Amenities
- 14' Sitting & Dining Room Opening To The Garden
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms Opening From The Landing
- Three Piece Family Bathroom Including a Shower Over The Bath
- Private & Enclosed Rear Garden
- Off-Road Parking & Garage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



## SETTING THE SCENE

Set back from the road behind a low level brick wall, the property features an enclosed frontage accessed via a decorative wrought iron gate. This opens onto a flagstone pathway and patio area, beautifully bordered by a well maintained lawn and raised flower beds hosting a variety of shrubs and plantings for added privacy. The main entrance is situated at the front of the home, sheltered beneath a generous open porch.

## THE GRAND TOUR

Stepping inside, the light and bright hallway provides an ideal meet and greet space, benefiting from a conveniently positioned two piece guest W.C and integrated storage tucked neatly beneath the stairs. Wood effect flooring flows from the hall and continues into the heart of the home, the 14' sitting and dining room. Centred around a feature fireplace and illuminated by LED spotlights, this inviting space is flooded with natural light from sliding glass doors that open directly to the garden. The room's layout offers versatility for both soft furnishings and formal dining, with chimney breast alcoves cleverly utilised for storage and a practical service hatch leading through to the kitchen. The kitchen itself features a range of wall and base units with ample worktop space for food preparation. Integrated appliances include an oven, electric hob, and extractor, with further under counter plumbing for a washing machine and dishwasher, as well as generous space for an 'American style' fridge freezer.

Ascending to the carpeted first floor landing, you will find loft access overhead and doors leading to three generous bedrooms. Each bedroom is finished with wood effect flooring and offers ample space for furniture, with flexibility for use as a home office or study if required. These rooms are served by a three piece family bathroom, which includes a shower over the bath, a wall mounted heated towel rail, and convenient vanity storage below the sink.

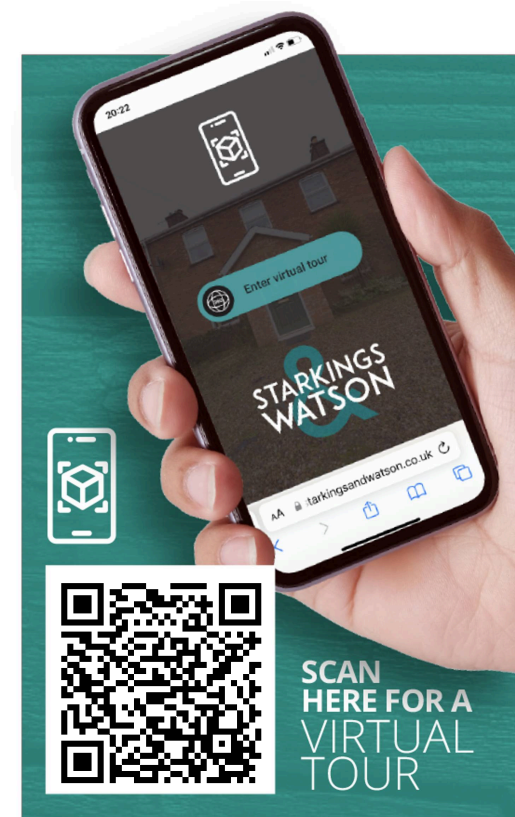
## FIND US

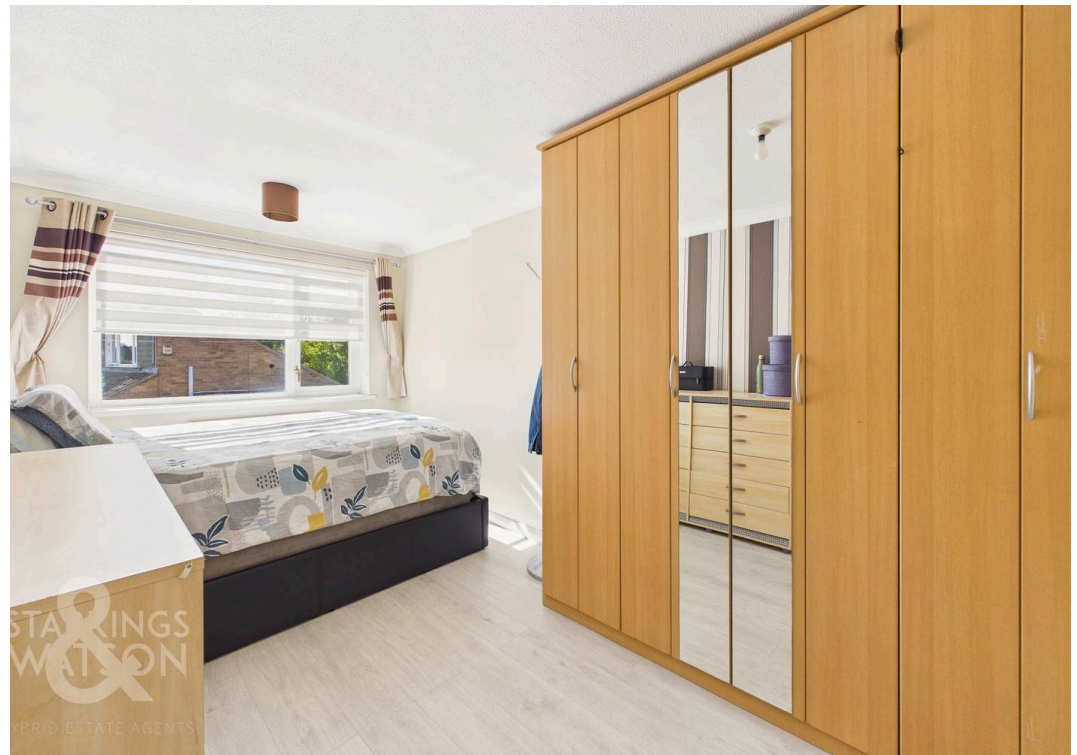
Postcode : NR6 6XS

What3Words : ///digs.games.librarian

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



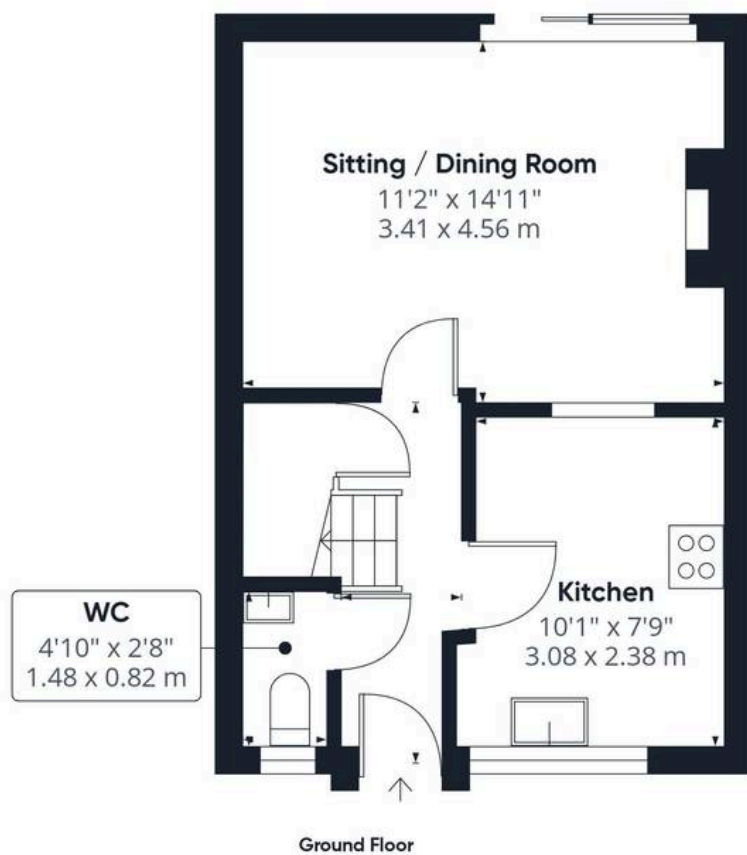




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and brick walling, offering a low maintenance feel. The space is primarily laid to a flagstone patio, providing ample room for outdoor furniture to enjoy the summer months. To the rear, a wrought iron gate offers convenient access leading out to the garage and shingle laid off-road parking.





Approximate total area<sup>(1)</sup>

611 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.