



58 Charles Road, Holt

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Pointens





58 Charles Road, Holt
Norfolk NR25 6DA
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

An immaculately presented house which has been refurbished to a high standard in recent years. The house is a stone's throw from Holt Country Park and its 100 acres of mixed woodland, extensive walks and abundant wildlife.

GUIDE PRICE £255,000



THE PROPERTY

The property offered for sale is an immaculately presented modern terrace house situated on the southern outskirts of this popular North Norfolk town. The well presented accommodation comprises an entrance porch, a good size sitting room, a well fitted out kitchen with a vaulted ceiling and a dining room/ study. A first floor landing leads to a double bedroom and a bathroom. The property enjoys the benefit of gas fired central heating and UPVC sealed unit double glazed windows and doors. Outside, to the front of the property are two allocated parking spaces and to the rear of the house is a pleasant enclosed garden.

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 Station Road. At the by-pass turn left and immediately right into the Hempstead Road. Take the second right hand turning into Charles Road. The property will then be found on the right hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Porch

Radiator, door to -

Sitting Room (16'7 x 16'2)

Two radiators, television point, staircase to first floor.

Kitchen (12'6 x 9'2)

Fitted range of modern base units with work surfaces over. Range of matching wall units. Fitted electric oven. Gas surface hob, extractor fan. Inset one and half bowl sink unit with mixer tap. Dishwasher. Breakfast bar. Plumbing for automatic washing machine. Tiled splashbacks. A special feature of the kitchen is the vaulted ceiling.

Dining Room/Study (12'7' x 7'2)

Radiator. Velux window, double doors leading to the rear garden.

First Floor

Landing

Airing cupboard and cupboard housing Worcester Bosch gas fired boiler for central heating and domestic hot water, complete with a remote controlled thermostat.

Bedroom One (13' x 10'1)

Fitted cupboard, fitted wardrobe. Radiator. Two Velux windows.

Bathroom

Pedestal washbasin, wc. Panelled bath with shower over. Tiled wall and floor. Radiator. Velux window.

Curtilage

To the front of the property there are two allocated parking spaces. To the rear of the house is a garden which is mostly laid to gravel with inset flowers and shrubs and a patio. Wooden garden shed, all being enclosed by wooden panelled fencing. A pedestrian gate leads to the front of the property.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: A (2025/26—£1568.77)

Energy Performance Certificate: Band C.

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313459

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed

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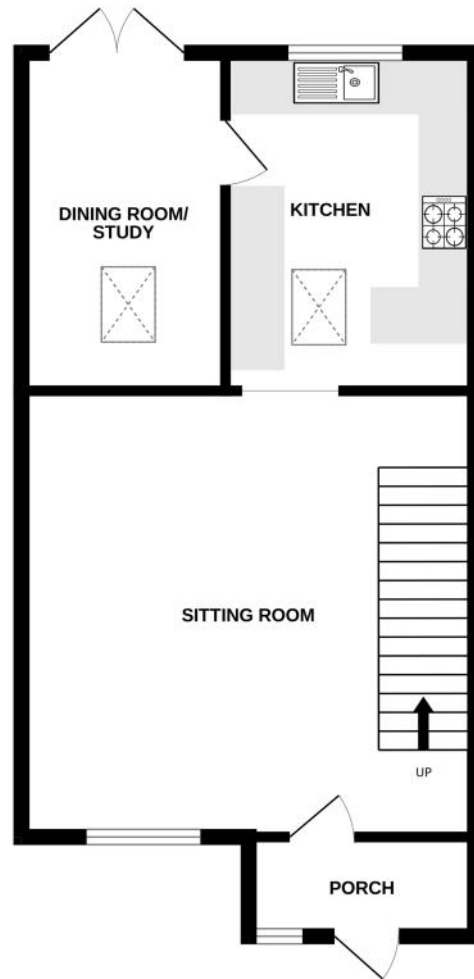
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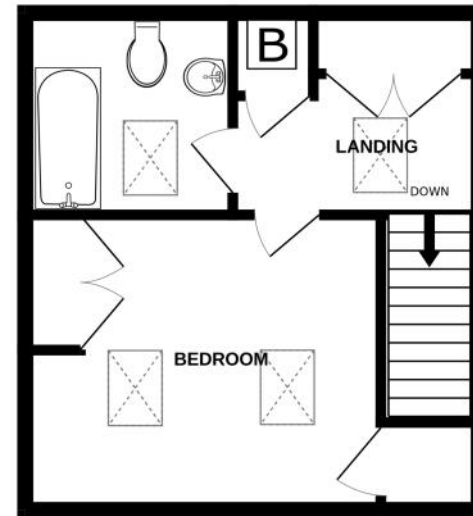
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GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



58 CHARLES ROAD, HOLT, NORFOLK NR25 6DA

TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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