



28 Neil Avenue, Holt

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Pointens





28 Neil Avenue, Holt

Norfolk NR25 6TG

Sheringham 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

A superbly appointed family sized house situated in a much favoured residential area of the town. The property is conveniently situated for Gresham's Schools, Holt High Street, Holt Country Park with its extensive woodland walks and the stunning North Norfolk Coast.

**O.I.E.O £420,000**



## The Property

The property offered for sale is a well presented and spacious four bedroom semi-detached detached house constructed in 2002 by award winning builders Hopkins Homes. The accommodation is over two floors and briefly comprises an entrance hall and a sitting room with a coal effect gas fire. Double doors lead to a well fitted out kitchen/diner and this in turn leads to a UPVC garden room overlooking the private south facing rear garden. There is also a rear lobby and cloakroom. On the first floor a landing leads to a master bedroom with en-suite, three further good sized bedrooms and a bathroom. Other benefits include gas fired central heating, a security alarm system, double glazed windows and doors throughout and coved ceilings. Outside, the property is approached over a shingled driveway that leads to a garage. There is a front garden and a pathway leads down the side of the property to the private and well tended south facing rear garden.

## The 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 of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London.

## Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. After around 150 yards number 28 will be found on your right hand side.

## Accommodation

The accommodation comprises: -

Front door, leading to -

### Entrance Hall

Radiator, telephone point, staircase to first floor, alarm panel.

### Sitting Room (15'5 x 13'2 double aspect)

Open fireplace with a wooden surround, housing a coal effect gas fire. Television point, telephone point. Two radiators Double doors leading to the:

### Kitchen/Dining Room (21' 8 x 11'9)

Range of fitted base units with working surfaces over. Inset 1 1/2 sink bowl unit. Double oven, gas hob, extractor hood. Plumbing for an automatic washing machine. Fitted dishwasher. Tiled splashbacks. Range of matching wall units. Wall mounted Worcester Bosch gas fired boiler (installed 2024) for central heating and domestic hot water Understairs cupboard. Radiator. Door to side lobby.

### Rear Lobby

Tiled floor, door to garage.

### Cloakroom

Radiator, WC, pedestal washbasin.

### Garden Room (11' x 10')

Constructed of UPVC with fitted blinds. Double doors lead to the rear garden.

### First Floor Landing

Airing cupboard with modern pressurized hot water tank and fitted shelving, loft access. Radiator.

### Bedroom One (13' x 10'7)

Radiator, fitted double and single wardrobes, telephone point.

### En-suite

Tiled shower cubicle with glass door and shower, WC, pedestal washbasin, radiator, electric shaving point.

### Bedroom Two (15' x 8'7)

Radiator.

### Bedroom Three (9'9 x 9'5)

Radiator. Fitted wardrobe.

### Bedroom Four (9'2 x 7'2)

Radiator.

### Bathroom

Panelled bath with mixer tap and shower over, wc, pedestal washbasin, radiator. Electric shaver point.

### Curtilage

To the front of the property is a shingled driveway, providing off street parking, this in turn leads to a garage (17'3 x 8') with up and over door, electric power and light. Personnel door to inner lobby. The front garden is laid to lawn with inset shrub beds. The rear garden is south facing and mainly paved with shrub and flower beds. Fully enclosed with wooden panelled fencing.

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### General Information

**Tenure:** Freehold.

**Services:** All mains services are connected.

**Council Tax:** Band D.

**EPC Rating:-** To be confirmed.

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

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

**Reference:** H313479.

### IMPORTANT NOTICE

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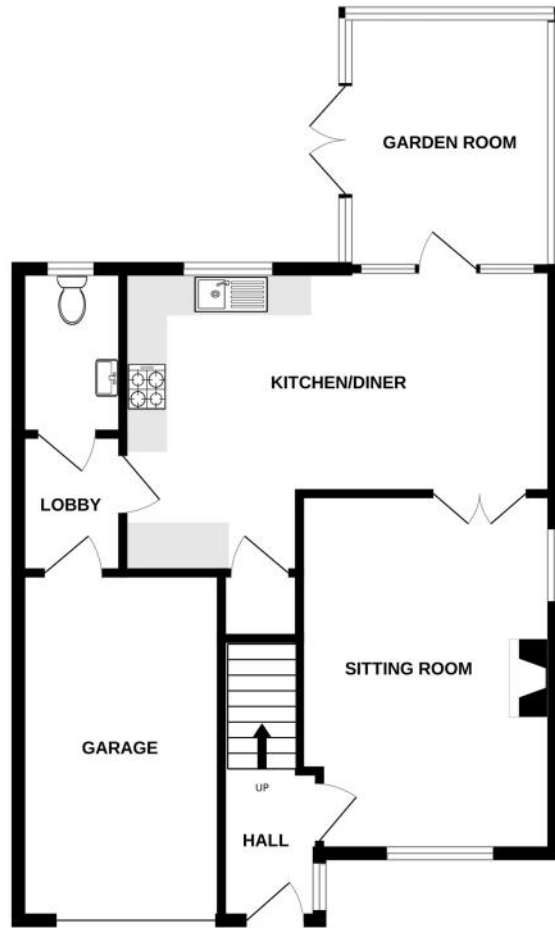
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GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



28 NEIL AVENUE, HOLT NR25 6TG

TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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