



Grove Lane, Holt, NR25 6EG

welcome to

Grove Lane, Holt

Occupying a corner position in Holt, this spacious four-bedroom property offers flexible accommodation ideal for modern living. The home features a spacious kitchen leading through to an impressive, vaulted dining and utility extension.



Description

Situated on a desirable corner plot in Holt, Norfolk, this impressive four-bedroom property offers generous and versatile living space throughout. At the heart of the home is a large, spacious kitchen, which flows seamlessly into a thoughtfully added extension featuring a high-ceiling dining room and utility area, creating a bright and sociable hub. The property also benefits from a separate living room, as well as an additional reception room currently used by the vendors as a charming 'morning room'.

Upstairs, the property comprises four well-proportioned rooms, with flexible use to suit a variety of needs. One is currently arranged as a hobby room and another as a study, both offering excellent potential to be utilised as additional bedrooms. The main bedroom is particularly generous, complete with its own en-suite, while the second largest bedroom is notably bright and airy. The main bathroom has been tastefully refurbished to a high standard featuring a bath, wc, separate shower, and sink unit

Externally, the gardens have been carefully designed, offering a pleasant mix of lawn and patio space, ideal for both relaxing and entertaining. There is convenient access to the side of the garage from the rear garden also. The front garden features a well-maintained lawn and a patio leading to the front door and open porch area, enhanced by oak wooden beams. A striking ruby crab apple tree adds a beautiful focal point, further enhancing the home's kerb appeal.

Entrance Lobby

An entrance lobby with a generous cloakroom to the side, via a glass door into the main accommodation.

Cloakroom

A neatly appointed cloakroom comprising a wash hand basin set within a built in unit, a water softener, WC, and a double glazed window to the front of the cloakroom

Lounge

20' 8" x 12' (6.30m x 3.66m)

A bright, open living room with windows to the front and rear, an electric coal burner, oak flooring, and two radiators

Garden Room

14' 10" x 10' (4.52m x 3.05m)

A versatile reception room, currently used as the perfect 'morning room/garden room' with open access staircase within the room, bi-folding doors leading out to the rear garden, radiator

Kitchen

16' x 8' 2" (4.88m x 2.49m)

A well-designed kitchen adjoining the dining room extension, the kitchen is fitted with a built-in fridge, wine chiller, freezer and dishwasher, and featuring an electric Aga cooker.

Dining Room/Utility Room

22' x 8' 8" (6.71m x 2.64m)

An open-plan dining room and utility space adjoining the kitchen, offering a practical yet sociable layout. The utility area provides space for a washing machine and ample storage cupboards (one containing the boiler) while the dining area comfortably accommodates a table and chairs. There is also a cosy snug corner, ideal as a relaxed seating or guest area.

Galleried Landing Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

A spacious and airy double bedroom featuring a radiator and a double-glazed window to the front, allowing for plenty of natural light. The room also benefits from a private en-suite, adding convenience and comfort.

En-Suite

Suite comprising WC, wash basin & shower cubicle, flooring and heated towel radiator.

Bedroom Two

14' 2" x 8' 4" (4.32m x 2.54m)

A well-proportioned bedroom with a double-glazed window to the front, radiator and a walk in airing cupboard with fitted shelving, offering a bright and comfortable space suitable for a range of uses.

Bedroom Three ' Hobby Room'

10' x 9' 5" (3.05m x 2.87m)

Currently used as a hobby room, this versatile space includes built-in wardrobes, fitted dressing table and shelves and radiator, and a double-glazed window overlooking the rear, providing both storage and a pleasant outlook.

Bedroom Four 'office/Study'

9' 2" x 8' 4" (2.79m x 2.54m)

Presently set up as a home office, this room offers flexibility to be easily switched back into a bedroom. It features a radiator and a double-glazed window to the rear overlooking the well-presented garden, creating a quiet and practical environment.

Main Bathroom

10' 10" x 4' 8" (3.30m x 1.42m)

A stylish, modern bathroom designed for both comfort and practicality, walk in shower, bath, wc, heated towel radiator, modern sink unit, double glazed window

Front Garden

The property is approached via a front garden, thoughtfully maintained. A striking 'ruby crab apple' tree provides a wonderful focal point

Rear Garden

The rear garden is beautifully designed and maintained, featuring a well-kept lawn, a wonderful shed to the side and a patio area ideal for outdoor seating and entertaining

Garage And Parking

Ample parking & access to the front of a double garage featuring an automatic roller. Parking allows enough space to fit a ' small boat, caravan or even a motorhome'



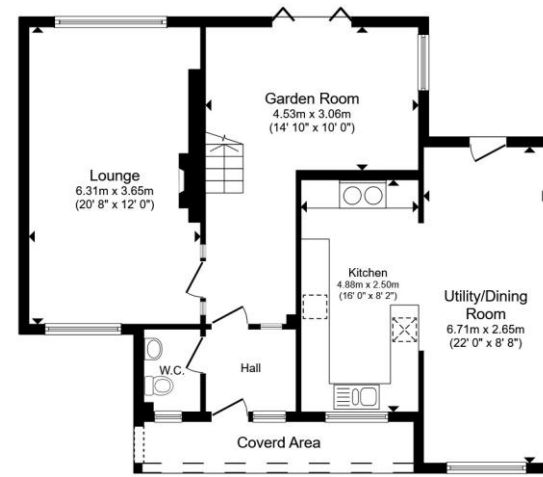
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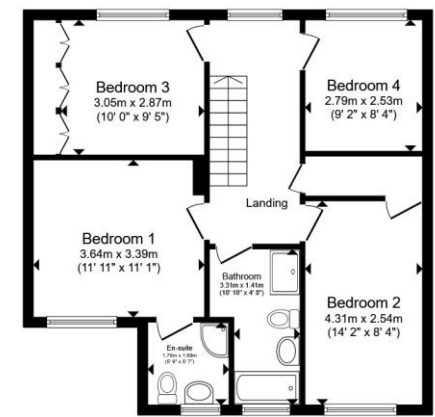
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Grove Lane, Holt

- Spacious Detached House in a Sought-After Holt Location
- Spacious Kitchen/Dining Room
- Fully Enclosed Rear Garden
- Garage & Ample Parking Spaces to the side of the Property
- Corner Plot
- Well Designed Garden

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E



Ground Floor



First Floor

£625,000

Total floor area 144.5 m² (1,555 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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01263 713343



Holt@williambrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,
HOLT, Norfolk, NR25 6HG



williambrown.co.uk