



8 Oaklands Crescent, Holt, Norfolk

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Independent Estate Agents

Pointens





8 Oaklands Crescent, Holt

Norfolk NR25 6UD

North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A superbly appointed semi-detached 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 and the stunning North Norfolk Coast.

GUIDE PRICE £370,000



The Property

Just a five minute walk from the centre of Holt you will find 8 Oakland Crescent. This red brick Georgian style property has been extended and re-furbished by the current owners and now offers well appointed accommodation. The extended layout offers a sitting room, dining room and new stylish double aspect kitchen with access to the garden. On the first floor landing you will find a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and UPVC sealed unit windows and doors throughout. To the front of the property you will find a lawned garden, and a gravelled driveway leading to an attached brick and tile garage. To the rear of the house you will find a low maintenance south-facing garden, with raised beds, colourful border and patios.

Location

Holt is a vibrant Georgian market town and was first mentioned in the Domesday Book (1086). The town comprises mainly independent shops, cafes and delis along with traditional butchers and greengrocers where friendly and personal service remains. There is a Sunday Market on the first Sunday of every month from April through to October. The prestigious Gresham's School has been at the heart of the town for over 450 years. The stunning North Norfolk coastline is just four miles away – Cley-next-the-Sea, Blakeney, Salthouse and Morston are all within easy reach. Norwich is just over 20 miles away from Holt where there is a fast rail service (under two hours) to London Liverpool Street. Rail services from Kings Lynn, 35 miles away, also take under two hours to London Kings Cross.

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. Follow the road for around 100 yards and turn left into Oaklands Crescent. The property will then be found on your right hand side.

Accommodation

The accommodation comprises:

Entrance Hall

Staircase to first floor with cupboard under. Radiator, tiled floor.

Sitting Room (16' 7" x 10'7")

Feature fireplace. Radiator, fitted cupboards and shelving. Internal double doors lead to -

Dining Room (17'8" x 8'10")

Radiator, door to garage, Arch to -

Kitchen (12'10" x 9'3" Double Aspect)

Good range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Integrated Bosch electric oven and grill. Neff four ring gas hob with Bosch extractor hood over. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Range of matching wall units, radiator, tiled floor. Double doors to rear garden.

Cloakroom

Washbasin, WC, radiator. Tiled floor.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom One (12'4" x 10'3")

Radiator. Fitted cupboard.

En-suite shower room

Vanity unit with washbasin over. Low level WC. Large shower cubicle with fitted shower. Heated towel rail.

Bedroom Two (10'7 x 9'2)

Radiator, fitted cupboard.

Bedroom Three (9'2 x 7'5)

Radiator.

Family Bathroom

Three piece suite comprising a vanity unit with a washbasin over. Low level WC, Panelled bath with shower attachment and shower screen. Radiator.

Curtilage

To the front of the property is a lawned garden with a pathway leading to the front door. To the side of the house is a gravel driveway providing parking for one car and this gives access to the attached brick and tile garage (18'7 x 9'6) with electric roller style door, door to the rear garden, eaves storage, electric power and light. To the rear of the property is a south facing garden with raised beds, a patio area, various inset flower and shrub beds. Greenhouse, garden shed, security light and an outside tap. This is all enclosed by wooden panelled fencing.

See all our properties at:



General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: C (2025/2026 £2091.70)

Energy Performance Certificate Band: Band C.

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

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

Reference: H313408.

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

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



8 OAKLANDS CRESCENT, HOLT. NR25 6UD

TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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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