



51 Coronation Road, Holt

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Pointens





51 Coronation Road, Holt

Norfolk NR25 6BU.

North Norfolk Coast 3 miles, Norwich 20 miles

A very spacious family sized home with 4 reception rooms and 4 bedrooms (master en-suite). The property also has the benefit of Upvc double glazed windows and doors and gas fired central heating. Outside, there is off street parking and a good size rear garden.

GUIDE PRICE £340,000



The Property

The property offered for sale is an exceptionally well appointed and deceptively spacious semi detached family sized home situated in a popular residential area of the town. The accommodation comprises an entrance hall, a sitting room, living room and a well fitted out kitchen. A rear hall leads to a dining room, a garden room and a cloakroom. The first floor landing leads to four good sized bedrooms (master with en-suite), and a family bathroom. The property enjoys the benefit of gas fired central heating throughout and UPVC sealed unit double glazed windows and doors. Outside, to the front of the property is gravelled parking area for several vehicles and to the side and rear of the property is a very good sized enclosed garden. The plot is 98' deep.

Location

Coronation Road is a short stroll from the Holt Country Park, which has had a chequered history, including a horseracing course, heath, farmland and forestry. It has now been developed into a tranquil park which covers around 100 acres of woodland and is dominated with Scots Pine and native broadleaves. Its rich ground flora supports an abundant display of wildlife including Goldcrests, Greater Spotted Woodpeckers, Emperor Dragonflies and Deer. Hetty's Tea Room is situated in the main car park where you can enjoy snacks, ice creams and teas and coffee. 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).

Directions

Leave Holt High Street via Norwich Road. At the roundabout proceed straight over. Proceed past the police station and then left into Edinburgh Road. At the crossroads turn left into Coronation Road. You will find no 51 on the right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises,

UPVC entrance door leading to an
Entrance Hall

Radiator. Staircase to first floor with storage under. Wooden flooring.

Sitting Room (16'2 x 10')

Open fireplace with a wooden surround housing a gas fire. Television point, radiator. Wooden flooring.

Living Room (11'2 x 10')

Radiator, wooden flooring.

Kitchen (13' x 12'4)

Range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Fitted fridge/freezer. Double oven, re-circulating hood, dishwasher, plumbing for automatic washing machine. Tiled splashbacks, range of matching wall units with under lighting. Breakfast bar, tiled floor.

Inner Hall

Leads to:-

Dining Room (12' x 10'2)

Radiator, double doors lead to:-

Garden Room (12'8 x 11'5)

Constructed of UPVC, radiator, ceiling fan. Wooden floor. Double doors lead to the rear garden.

Cloakroom

WC, washbasin, radiator. Tiled floor.

First Floor Landing

Radiator, airing cupboard with factory lagged tank, fitted shelving

Bedroom One (13' x 12' double aspect)

Radiator, wooden flooring.

En-Suite

Shower cubicle with fitted Mira shower, WC, pedestal washbasin, electric panel heater.

Bedroom Two (14' x 10'5)

Radiator.

Bedroom Three (12'3 x 10'8)

Radiator.

Bedroom Four (9'8 x 7'9)

Radiator. Fitted cupboard.

Family Bathroom

Panelled bath with shower screen and shower over, WC, pedestal washbasin, Radiator.

Curtilage

To the front of the property is a gravel parking area for several vehicles. To the rear of the property there is a decked area directly behind the garden room, a patio and various raised flower and shrub beds and a lawned area, all fully enclosed by wooden panelled fencing. The plot to this property is approximately 168 feet long.

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General Information

Tenure: Freehold.

Services: All mains services are connected

Council Tax Band: B (£1746.80 – 2024/2025)

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: H313222

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. No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



51 CORONATION ROAD, HOLT NR25 6BU

TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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