



18a Kelling Road, Holt

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Independent Estate Agents

Pointens





**18a Kelling Road, Holt
Norfolk NR25 6RT.**
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A superbly appointed detached bungalow tucked away in a private location overlooking Gresham's playing fields. The property offers two reception rooms, 3 double bedrooms (master en-suite). Off street parking a double garage and well tendered gardens.

GUIDE PRICE £750,000



THE PROPERTY

A superior detached spacious bungalow in a private location overlooking Gresham's playing fields. Re-furbished and extended in recent years by a renowned local builders Woodrow and Sons the property has a sunny disposition facing due south. The exceptionally well appointed accommodation briefly comprises of:- a well fitted out kitchen/diner, garden room and a sitting room. A inner hall leads to 3 double bedrooms (master en-suite) a study and family bathroom. The property also enjoys gas fired central heating and Upvc windows and doors. Outside there is ample off street parking a detached double garage and well tended gardens surround the property.

LOCATION

The property is pleasantly located just off the Kelling Road accessed by a private drive shared by just one other property. Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coast is 4 miles away at Cley and Blakeney, and offers good walking, bird watching, golfing and sailing facilities. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The cathedral city of Norwich is approximately 22 miles distant and has a mainline rail link to London Liverpool Street and an international airport.

DIRECTIONS

From the centre of the town (the High Street) continue through the Market Place, and onto Cromer Road. After passing the petrol garage take the next turning left onto Kelling Road. After passing the entrance to Greenways the drive to 18a will be found on the right hand side. The property will then be found on the left identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

UPVC Front Door

Leading to:-

Kitchen/Diner (20' 9 x 17'5 average)

A good range of fitted base units with working surfaces over. Two inset sinks with mixer taps. Fitted double oven and single oven, Dishwasher. Tiled splashbacks, range of matching wall units. Television point. Fitted cupboard, walk in shelved pantry. Ceiling lantern, Engineered Oak flooring.

Utility/Boot Room (11'6 x 5'8)

Range of fitted base units with working surfaces over, inset single drainer sink with mixer tap, plumbing for an automatic washing machine. Wall unit. Wall mounted Worcester Bosch gas fired boiler for central heating and domestic hot water. Fitted coat pegs and shelving and door to side garden. Tiled floor.

Sitting Room (17'1 x 12'10 double aspect)

Red brick fireplace with a wooden surround housing a coal effect gas fire, three radiators. Television point. Fitted shelving, Engineered Oak flooring. Double sliding doors leading to:-

Garden Room (13'3 x 12'5)

Radiator., Sliding doors to kitchen, Double doors leading to the side patio area, Engineered Oak flooring, Under floor heating

Inner Hall

Fitted airing cupboard with factory lagged tank and shelving. Two storage cupboards. Radiator.

Study (6'2 x 5' double aspect)

Fitted workbench, radiator. Telephone point. Fitted shelving.

General Information

Tenure: Freehold.

Council Tax Band: Band E.

Services: All mains services are connected.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents,
Tel: 01263 711880.

Energy Performance Certificate: TBC

Ref No: H313474.

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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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Bedroom One (19'10 x 11'3 double aspect)

Range of fitted bedroom furniture. Television point. Three radiators. Window seat over looking the rear garden. Double doors leading to the rear garden, Views over the adjoining school playing fields.

En-Suite

Shower cubicle, washbasin, WC. Radiator. Electric shaving point.

Bedroom Two (13' x 9'5)

Radiator. Fitted wardrobe and dresser. Window overlooking the school playing fields.

Bedroom Three (11' x 10'1 double aspect)

Radiator, television point, Fitted wardrobe, Double doors leading to the side garden. Views over the adjoining school playing fields.

Bathroom

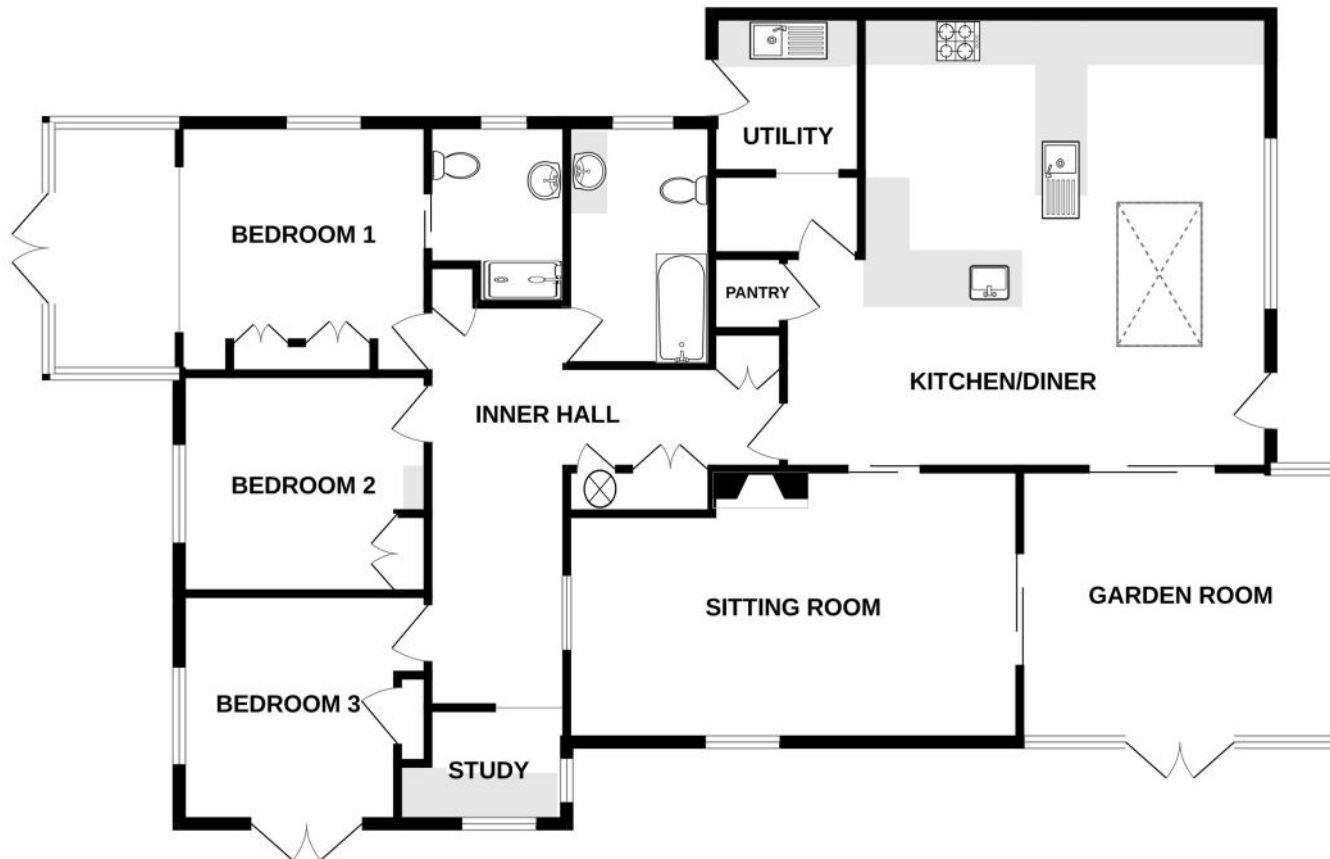
Panelled bath with mixer tap and shower attachment, Vanity unit with basin over. WC. Mirror with light. Electric shaving point. Heated towel rail, Oak tile effect flooring and underfloor heating.

Curtilage

The property is approached over a private shingled drive. This in turn leads to a shingled parking area. To the front of the property is a detached brick and tile double garage (18' x 18') with two up and over doors. Fitted workbench, electric power and light and personnel door. The grounds to the property surround it on all four sides and are extremely well kept and are laid with a variety of lawns areas and various patio areas all with various inset flower and shrub beds. Also within the grounds is a detached wooden and insulated Studio (23'7 x 11'6) with electric power and light. Fitted workbench, fitted base unit with working surfaces and inset single sink with mixer tap. Double doors lead to an outside decking area.



GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



18A KELLING ROAD, HOLT, NORFOLK NR25 6RT

TOTAL FLOOR AREA: 1618 sq.ft. (150.3 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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