



3 Hawthorne Walk, Holt

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Independent Estate Agents
Pointens





**3 Hawthorne Walk, Holt
Norfolk NR25 6AG**

North Norfolk Coast 2 miles,

Norwich 20 miles

The property offered for sale is a well presented detached spacious 2 bedroom bungalow situated in one of Holt's favoured locations. Hawthorne Walk is a quiet residential area with direct pedestrian access to Holt High Street via a footpath and Peacock Lane.

GUIDE PRICE £350,000



THE PROPERTY

The property offered for sale is a well presented, detached two bedroom bungalow pleasantly located on this popular and much sought after select development of bungalows which is a short stroll from Holt town centre. The accommodation briefly comprises: an entrance hall, a double aspect sitting room with a fireplace, dining room, conservatory and boot room. A well fitted out kitchen, utility room, two double bedrooms (master en-suite) and a family bathroom. The property enjoys the benefit of gas fired central heating and modern UPVC double glazing throughout. Outside, the property is approached over a driveway leading to a detached brick and tile garage. To the front of the bungalow is a lawned and shingled garden and to the rear is a very private lawned garden.

LOCATION

Rowan Way is within a quiet residential area with pedestrian access to Holt High Street via a footpath and Peacock Lane. 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 that is 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 Liverpool Street and an international airport.

DIRECTIONS

On foot from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. At the end of Peacock Lane bear right and follow the track for around 200 yards. Turn right into Woodfield Road, right into Heather walk and then left into Hawthorne Walk. No 3 will then be found at the head of the cul-de-sac.

By road, from Holt High Street proceed into Cromer Road. Upon reaching Gresham's Prep School turn left into Kelling Road. Take the third left turning by the Sports Centre into Woodfield Road. Continue for around ¼ mile and turn left into Heather Drive and then left into Hawthorne Walk. No 3 will then be found at the head of the cul-de-sac.

ACCOMMODATION

The accommodation comprises:

Front door, leading to -

Entrance Hall

Radiator. Airing cupboard with shelving and factory lagged tank.

Sitting Room(18' x 12 double aspect)

Open fireplace with a wooden surround and granite hearth housing a gas fire. Three radiators, Television point. Serving hatch to kitchen, sliding double doors to conservatory.

Dining Room (12'1 x 9'2)

Radiator, serving hatch to kitchen, double doors to conservatory.

Conservatory (16' x 8'5)

Two radiators, wooden floor, door to garden.

Kitchen/Diner (12'1 x 10'4)

Fitted range of base units with wooden work surfaces over, Double oven, Surface hob, Extractor fan. Inset one and a half bowl sink with mixer tap, . Range of matching wall units, radiator. Door to:

Utility Room (8'10 x 6')

Radiator, fitted base units, plumbing for washing machine, inset single drainer sink with mixer tap. Tiled splashbacks, wall units, radiator. Door to conservatory.

Boot Room (15'9 x 8'2)

Door to rear garden, door to side.

Bedroom One (12'10 x 8'2)

Two fitted wardrobes, dressing table, radiator,

En-suite

Shower cubicle, vanity unit with basin over, WC, radiator.

Bedroom Two (11' x 10

Two fitted wardrobes, dressing table, radiator,

Bathroom

Panelled bath, pedestal washbasin, wc, radiator. Electric shaver point, Tiled floor.

Curtilage

The property is approached over a concrete driveway, this leads to a detached brick and tile garage **(18'10 x 8'8)** with electric up and over door, electric power and light and a personnel door to garden. To the front of the bungalow is a lawned garden and a further shingled garden area. To the rear of the property is a private garden laid to lawn with various inset flower and shrub beds All fully enclosed with wooden panel fencing.

General Information

Tenure: Freehold.

Council Tax Band: E (2025/26—£2876.08)

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

Services: All mains services are connected.

Energy Performance Certificate: Band D.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

Ref: H313462.

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.

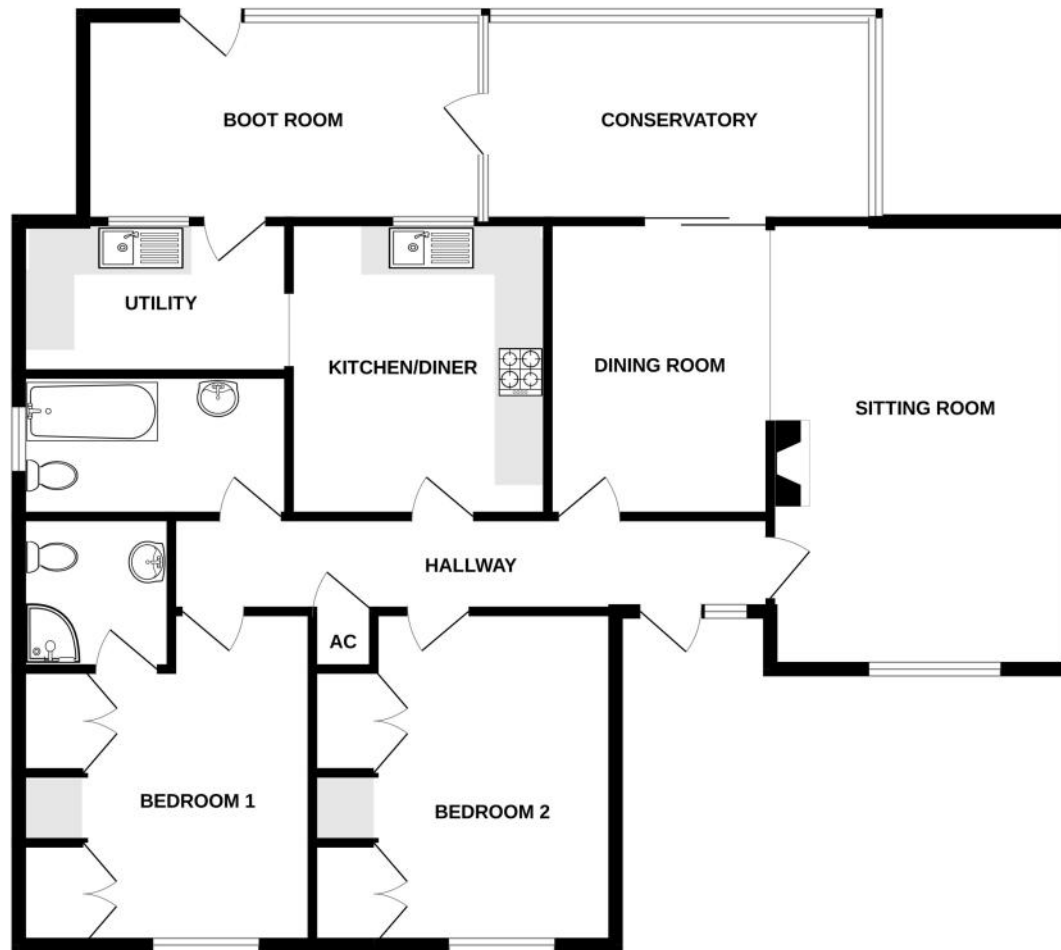
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



3 HAWTHORNE WALK, HOLT, NORFOLK NR25 6AG

TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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