



9 Meadow Close, Holt

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Independent Estate Agents

Pointens





9 Meadow Close, Holt
Norfolk NR25 6JP
North Norfolk Heritage Coast 2 miles,
Norwich 20 miles

Refurbished and extended bungalow situated in a much favoured residential area of the town and convenient for Holt High Street and Gresham's Schools. The property is being sold with no upward chain.

GUIDE PRICE £410,000



The Property

The property offered for sale is an unusually good size detached bungalow situated in a popular residential area of Holt and within level walking distance of the town centre and close to Gresham's Schools. The bungalow has been refurbished and extended in recent years and now offers well appointed accommodation briefly comprising: an entrance hall, a good size sitting room, a well fitted out kitchen, cloakroom. Garden room, 3 bedrooms and a shower room. The bungalow also has the benefit of UPVC sealed unit double glazed windows throughout and gas fired central heating. Outside a brickweave driveway leads to an attached brick built garage. There are well tended front gardens and to the rear of the bungalow is a private fully enclosed garden.

Location

Meadow Close is off Grove Lane which is a much favoured area of the town, convenient for both the town centre and Gresham's Schools. 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 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.

Directions

Leave Holt High Street via the Cromer Road. Just after Gresham's Prep School turn right into Grove Lane, then first left also into Grove Lane. Meadow Close will then be found on your right hand side. Proceed into the close and no 9 will be found on the left hand side after a short distance.

Accommodation

UPVC front door, leading to -

Entrance Hall (10' x 6')

Radiator, airing cupboard with factory lagged tank and shelving.

Sitting Room (17'6 into bay x 13'2)

Two radiators. Fireplace housing an electric fire, television point. Fitted Sanderson blinds.

Kitchen (14' x 7'6)

Range of modern fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Tiled splashbacks, range of matching wall units. Fitted dishwasher. Fitted double oven, gas hob, fitted fridge and freezer. Door to outside.

Garden Room (18'4 x 8'5)

Radiator, wooden floor, sliding doors to rear garden.

Bedroom One 12'1 x 10'8)

Double doors to garden room.

Bedroom Two (12'2 x 11'9)

Radiator.

Bedroom Three (9'5 x 8'4)

Radiator.

Shower Room

Fitted shower cubicle, pedestal washbasin, wc. Radiator, heated towel rail.

Cloakroom

Wc, vanity unit with basin over.

Curtilage

To the front of the bungalow is a brick weave driveway providing off street parking and leading to a brick and tile garage (16'x 8'5) with electric roller door, electric power and light, plumbing for washing machine. Wall mounted gas fired boiler for central heating and domestic hot water. Personnel door leading to the rear garden. To the front of the property is a garden area which is well tended with various inset flower and shrub beds. A pathway leads down the side of the bungalow to the private rear garden which is mostly shingled with inset flower and shrub beds, all being enclosed by wooden panelled fencing.

General Information

Tenure: Freehold

Services: All mains services are connected.

Council Tax Band: D (2025/26 £2353.16)

Energy Performance Certificate: Band D.

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

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

Reference: H313465.

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

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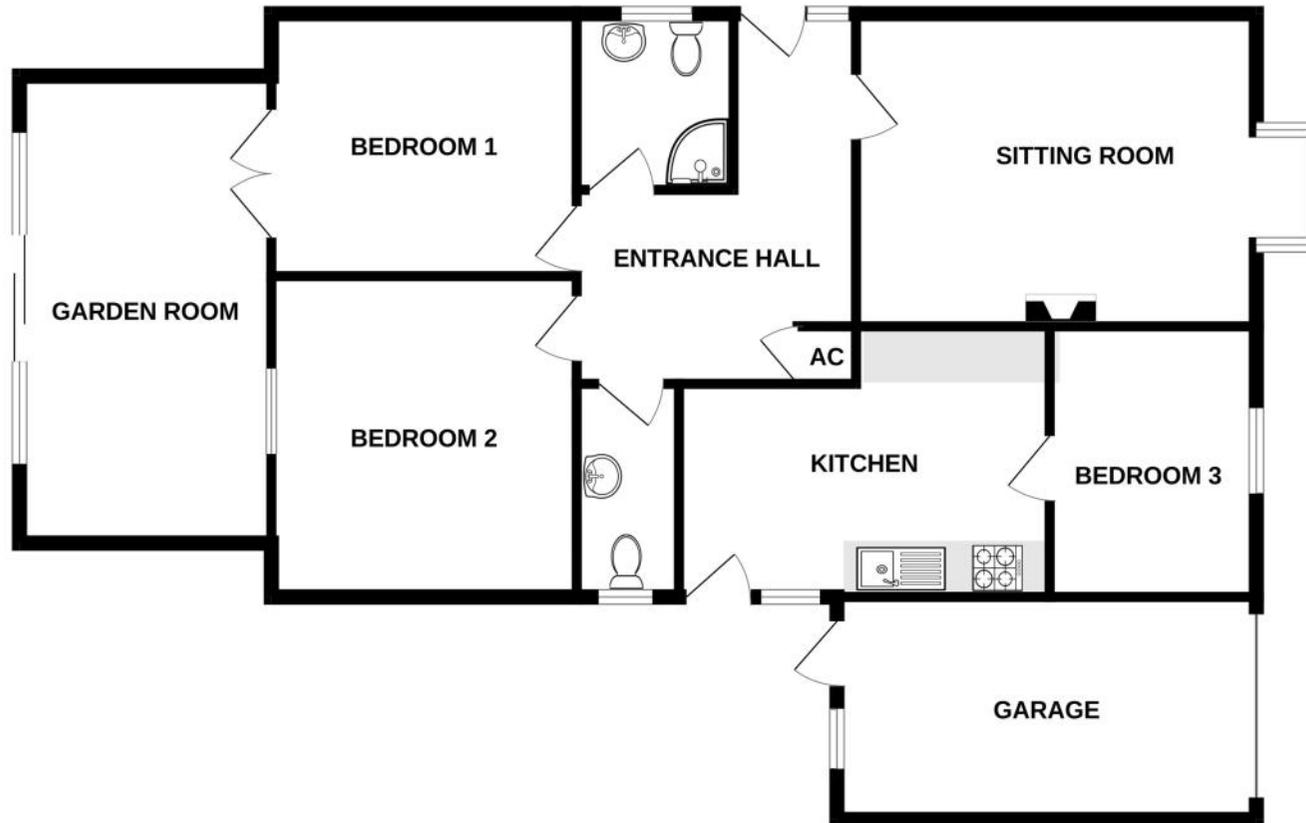
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GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



9 MEADOW CLOSE, HOLT, NORFOLK NR25 6JP

TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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