



18 Grove Close, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for rent is a very well appointed detached bungalow peacefully situated in this popular quiet and peaceful cul-de-sac convenient for Gresham's Schools and a flat walk from Holt town centre and its extensive amenities. In superb condition throughout the light and airy accommodation comprises: an entrance hall, sitting room with a wood burner, well fitted out kitchen, dining room and a garden room. An inner hall leads to three double bedrooms (master en-suite) and a shower room. Other benefits include gas fired central heating and modern uPVC sealed unit double glazed windows, doors and soffit boards. Outside the property is approached over a brick weave driveway which provides off street parking for several vehicles that in turn leads to a brick built garage. To the rear of the property is a private south west facing garden and a further garden area to the side.

Location

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 individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

Directions

From the High Street in the town, continue through the Market Place passing the Post Office and on to the old Cromer Road, heading towards Gresham's Prep and Senior Schools. After the BP garage turn right into Grove Lane, taking the first left turn which is also Grove Lane. Continue for around 200 yards and Grove Close will be found on your right hand side. No 18 will then be found on your right hand side.

The Accommodation

uPVC Front door leading to:

Entrance Hall

Radiator, alarm panel.

Sitting Room (13'6 x 11'5)

Open fire place housing a wood burner, television point, shelved recess, 2 radiators. Double doors to:

Garden Room (13'6 x 11'5)

Radiator, double doors leading to the rear garden.

Dining Room (11'10 x 10')

Radiator, fitted cupboard.

Kitchen (12'10 x 7'9)

Range of fitted base units with working surfaces over, inset single drainer sink. Fitted double oven, induction hob, extractor fan, plumbing for automatic washing machine. Range of matching wall units, door to garage.

Inner Hall

Shelved cupboard, radiator.

Bedroom One (13'9 x 10')

Radiator, television point.

En-suite

Fitted shower cubicle, pedestal washbasin, wc, heated towel rails. Tiled walls.

Bedroom Two (13'2 x 10'6 Double Aspect)

Radiator.

Bedroom Three (13' x 10')

Radiator.

Shower Room

Fitted shower cubicle, vanity unit with wash basin and wc, radiator. Heated towel rail, fully tiled walls.

Curtilage

The property is approached through a five bar gate, this in turn leads to a brick weave driveway and a garage (19'5 x 15'9) with electric roller door, electric power and light. Plumbing for an automatic washing machine and a tumble dryer, personnel door to garden. To the rear of the property is a south westerly private garden with artificial lawn and patio area and a wooden garden shed. To the side of the property is a side garden laid to lawn with a summer house. A further wooden five bar gate leads to the front of the property and a paved terrace. The gardens are fully enclosed with a mixture of hedging and wooden panelled fencing.

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.

General Information

Rent: £1500 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £1730.76 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous land-lord. We also carry out a credit check.

Fees: There will be a £346 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets not considered.

Availability: This property is available from February 2026

Term of tenancy: Initially 6 months unfurnished.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313451.

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