



4 Old School Road, Holt, Norfolk NR25 6

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Independent Estate Agents

Pointens

### The Property

The property offered for let is a well appointed semi-detached four bedroom home situated in a popular residential area of Holt. The accommodation offered comprises an entrance hall, a cloakroom, a sitting room with a fireplace housing coal effect gas fire, dining room and a well fitted out kitchen. On the first floor a landing leads to three bedrooms (master en-suite) and a bathroom. A second floor landing leads to bedroom 4 and a cloakroom. The property also has the benefit of gas fired central heating and sealed unit double glazing. There are private front and rear gardens and an allocated off street parking space.

### 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 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

From Holt High Street proceed into Norwich Road. At the roundabout proceed straight over. Upon passing the police station and fire station turn left into Edinburgh Road and the property will be found after around 25 yards on your left hand side.

### Accommodation

Front door, leading to -

#### Entrance Hall

Wooden flooring, radiator, staircase to first floor with cupboard under with plumbing for a washing machine.

#### Cloakroom

Wooden flooring, wc, pedestal washbasin, radiator.

#### Sitting Room (18'8 x 11'2)

Fireplace with a coal effect gas fire. Radiator, satellite point.

#### Dining Room (11'7 x 9')

Double doors to rear garden, radiator. Ceiling fan.

#### Kitchen (10' x 8')

Excellent range of fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap, electric cooker, electric ceramic hob, extractor hood. Fitted freezer and fridge, tiled splashbacks, range of matching wall units, door to rear garden.

#### First Floor Landing

Airing cupboard.

#### Bedroom One (12'3 x 7'6)

Radiator, satellite point. ceiling fan.

#### En-suite

Shower cubicle, wc, pedestal washbasin, radiator, tiled floor.

#### Bedroom Two (11'6 x 9')

Radiator, fitted wardrobe.

#### Bedroom Three (12' x 8')

Radiator.

## Family Bathroom

Panelled bath with mixer tap, pedestal washbasin, wc

## Second floor landing to:

## Bedroom Four (10'10 x 10'10)

Radiator. Built in cupboards.

## Cloakroom

Radiator, wc, washbasin.

## Curtilage

To the front of the property there is an allocated parking space for one vehicle. There are enclosed garden area's to the front and back of the property.

## 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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## General Information

**Rent:** £1275 per calendar month payable in advance.

**Type of let:** Assured shorthold tenancy

**Damage Deposit:** £1471 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 landlord. We also carry out a credit check.

**Fees:** There will be a £275 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 will be considered.

**Availability:** This property is November 2025

**Term of tenancy:** Initially 6 or 12 months.

**Local Authority:** North Norfolk District Council, 01263 513811.

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

**Ref:** H31286L.

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