



15 Meadow Close, Holt

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Pointens









**15 Meadow Close, Holt**

**Norfolk NR25 6JP**

North Norfolk Heritage Coast 2 miles,

Norwich 20 miles

A spacious detached two bedroom 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 £385,000**



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believe it

## The Property

The property offered for sale is a detached bungalow with unusually large room proportions, pleasantly 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 presently has accommodation that briefly comprises of an entrance porch, entrance hall, sitting room with a fireplace, garden room, two large bedrooms and a family bathroom. The property benefits from Upvc sealed unit double glazed windows and doors and gas fired central heating. Outside there is a driveway which provides off street parking this in turn leads to a garage. There are gardens to the front, side and rear of the property.

## 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 bear around to the left and the property will be found on the left hand side.

## Accommodation

Upvc front door, leading to -

### Enclosed Entrance Porch

Door to entrance hall.

### Entrance Hall

Radiator, airing cupboard with fitted shelving and a wall mounted gas fired boiler for central heating and domestic hot water. A coats cupboard with storage over.

### Sitting Room ( 17'3 x 14'10)

Open fireplace housing a coal effect gas fire, wooden surround. Extensive fitted shelving with cupboards under. Television point. Two radiators. Sliding door to:-

### Garden Room (13'6 x 8'4)

This is constructed of Upvc two radiators. Fitted blinds and double doors leading to the rear garden.

### Kitchen (10'5 x 9'8)

Range of fitted base units with wooden working surfaces over, inset single drainer sink with mixer tap. Stand alone gas oven, plumbing for an automatic washing machine. Tiled splashbacks, range of matching wall units. Extensive fitted shelving. Radiator and door to side.

### Bedroom One (17'4 x 10'9)

Radiator, double wardrobe with cupboard over.

### Bedroom Two (17'2 x 10'6)

Radiator, fitted double wardrobe with cupboard over.

### Family Bathroom

Panelled bath, pedestal washbasin, WC, shower cubicle. Half tiled walls, tiled floor. Radiator.

## Curtilage

The property is approached over a brick weave driveway that provides off street parking and this in turn leads to a garage (17'10 x 9'3) with electric up and over door, power and light and personnel door. The gardens to the front of the property are mainly brick weave with various inset shrubs. A pedestrian gate leads to the rear of the bungalow and a further garden area which is mostly laid to patio slabs with inset flower and shrub beds. There is a wooden garden shed and, all fully enclosed with wooden panelled fencing.

## General Information

**Tenure:** Freehold

**Services:** All mains services are connected.

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

**Energy Performance Certificate:** Requested 9/1/26

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

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

**Reference:** H313452

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

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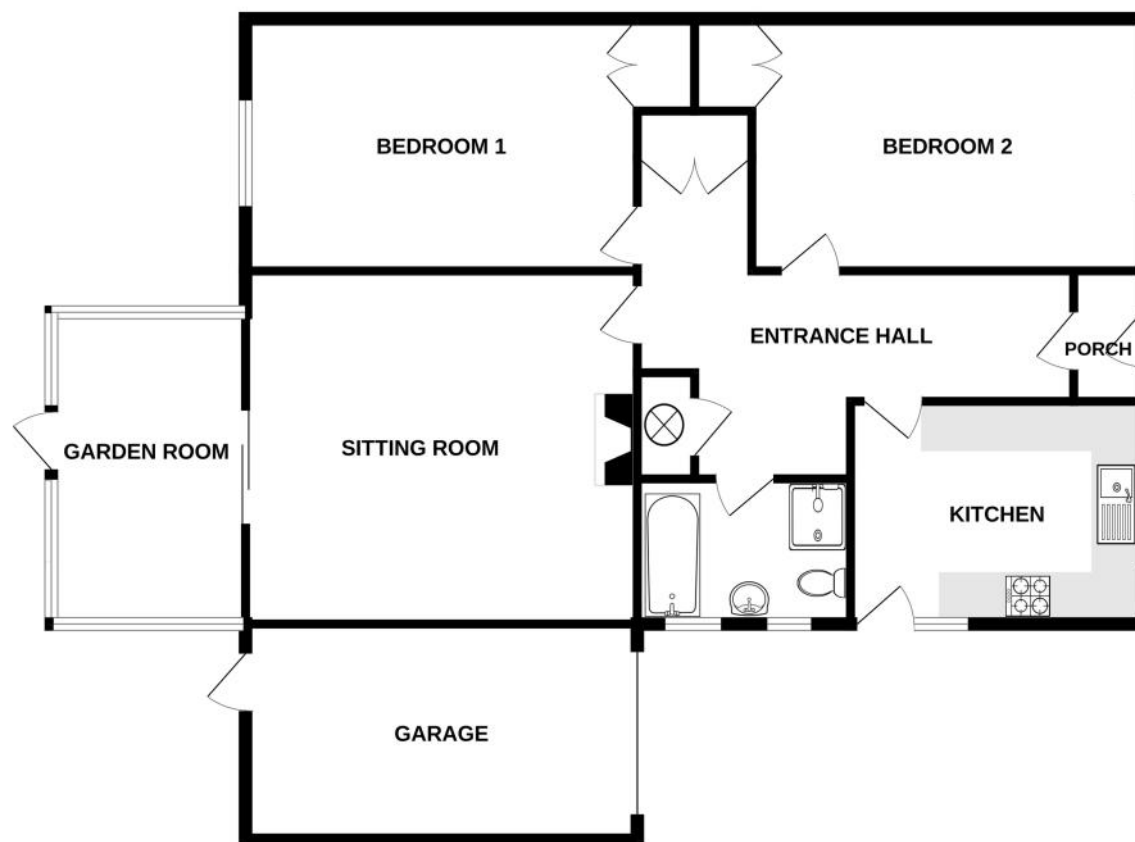
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GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



BRAMBLES 15 MEADOW CLOSE, HOLT NORFOLK NR25 6JP

TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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