



BRIDGE VIEW COTTAGE

Green Street, Holt

Rickitt
Partnership

Refurbished period detached home

Period detached house ♦ Elegant refurbished home
♦ Three bedrooms ♦ Open plan sitting/dining with breakfast kitchen ♦ Views to front across Holt/Farndon Bridge ♦ Delightful lawned garden ♦ Off road parking ♦ NO CHAIN ♦ EPC C

Description

An elegant and refurbished three bedroom period detached house with views to the front across the historic Holt/Farndon Bridge and open fields towards Farndon. This well presented home has an open sitting/dining opening on to the breakfast kitchen. To the outside is a gravelled area to the side of the house offering off road parking for two/three vehicles. There is a delightful raised garden to the side, which is mainly laid to lawn with well stocked borders.

Entrance Hall

Entrance door and window to front. Open staircase to first floor with storage below. Marble tiled floor. Radiator.

Cloakroom

Low level WC and free standing hand wash basin with mixer tap. Frosted window to side. Marble tiled floor. Wall mounted heated towel rail.

Open Plan Sitting/Dining Area

Feature fireplace with tiled surround and hearth with beam above and inset living gas flame burner. Entrance door and window to front. Part double glazed double doors and window to side. Part double glazed door and window to rear. Three radiators. Marble tiled floor. Open to:

Breakfast Kitchen Area

Range of wall and base units with Corian work surface above and inset one and half bowl sink with mixer tap.





Corian breakfast bar with units below. AEG four ring induction hob and Elica extractor fan above. Integrated Bosch dishwasher and AEG washer/dryer. Floor to near ceiling units housing fridge/freezer, AEG electric oven and Bosch microwave. Marble tiled floor. Window to rear.

First Floor Landing

Built in airing cupboard housing boiler. Access to loft. Frosted window to side.

Bedroom One

Feature fireplace with Edwardian style surround. Window to front. Radiator.

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to front. Radiator.

Bathroom

Bath with mixer tap and separate hand held shower head, walk in shower, low level WC and free standing hand wash basin with mixer tap. Part tiled walls. Part frosted window to rear. Tiled floor. Wall mounted heated towel rail.

Outside

There is a gravelled area to the side of the house offering off road parking for two/three vehicles. There is a delightful and well kept raised garden to the side, which is mainly laid to lawn with well stocked borders. There is a brick built garden shed. At the rear of the house is a private paved terraced area.

Property Information

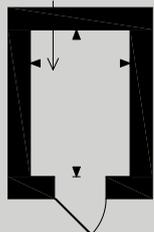
The council tax is band E. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



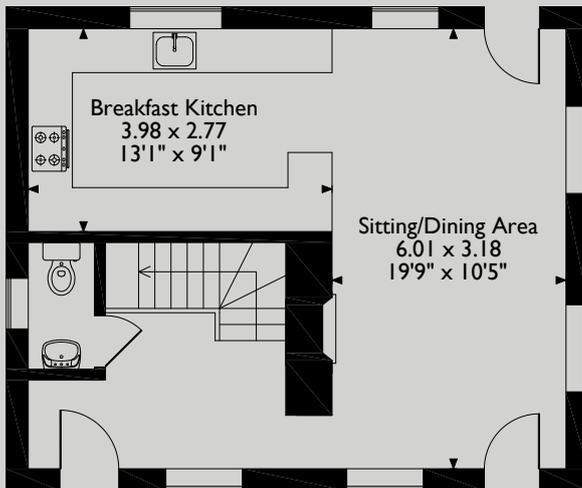
Approximate Gross Internal Area
Main House = 88 Sq M/948 Sq Ft
Outbuilding = 3 Sq M/32 Sq Ft
Total = 91 Sq M/980 Sq Ft



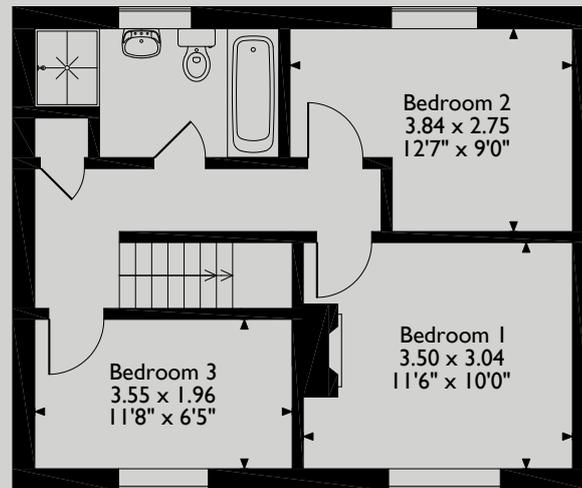
Garden Store
2.01 x 1.36
6'7" x 4'6"



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.