



30A New St, Holt

rightmove 

Independent Estate Agents
Pointens





30A New Street, Holt
Norfolk NR25 6JH
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A three storey town house situated just off the town centre and its extensive amenities. The property enjoys three bedrooms, an enclosed courtyard, off street parking and a garage.

GUIDE PRICE £325,000



Property

The property offered for sale is a modern town house pleasantly situated just a short stroll from Holt High Street. The accommodation over three floors presently comprises: a ground floor entrance hall, utility room and cloakroom. On the first floor a further landing leads to a sitting room and kitchen. The second floor has three bedrooms and a family bathroom. The property also has the benefit of gas fired central heating. Outside is an off street parking space, an integral garage and a fully enclosed courtyard garden. The property is being sold with no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. 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. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London Liverpool Street.

Directions

From the sole agents Holt High Street proceed into New Street. After around 100 yards the property will be found on your right hand side, identified by a Pointens For Sale board.

Accommodation

Front Door,

Leading to an:-

Entrance Hall

Stairs to first floor, radiator. Coats cupboard.

Cloakroom

WC, vanity unit with basin over.

Utility Room (8'9 x 7'2)

Plumbing for a washing machine. Door to rear garden.

First Floor Landing

Radiator, staircase to second floor.

L Shaped Sitting Room (18'9 x 16')

Fireplace housing a coal effect gas fire, Two radiators, fitted book shelves.

Kitchen (13'3 x 6'6)

Range of fitted base units with working surfaces over. Fitted cooker, single drainer sink unit with mixer tap. Dishwasher. Range of fitted wall units. Wall mounted Worcester Bosch gas fired boiler for central heating and domestic hot water.

Second Floor Landing

Leading to:-

Bedroom One (13'6 x 9'2)

Radiator, double wardrobe. Vanity unit with basin over.

Bedroom Two 13'6 x 10'6)

Radiator, two fitted cupboards. Fitted book shelf.

Bedroom Three (9'10 x 6'2)

Radiator, Velux window.

Bathroom

Panelled bath with shower over and fitted shower screen. Pedestal washbasin, wc. Radiator. Heated towel rail. Half tiled walls.

Curtilage

To the front of the property there is an off street parking space and this leads to a an integral garage (19'4 x 9') up and over door, personnel door to rear garden, electric power and light. To the rear of the property is a paved courtyard garden with a summer house and various inset shrubs and trees. A personnel door leads to a pedestrian passage which in turn leads to the front of the property. This is all fully enclosed with a mixture of wooden fencing and brick walls.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: Band C.

Energy Performance Certificate: Band C.

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

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

Reference: H313480

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

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

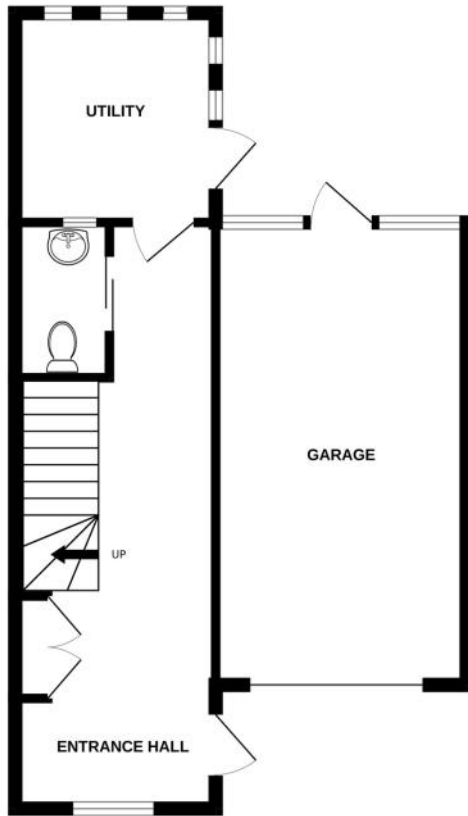
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

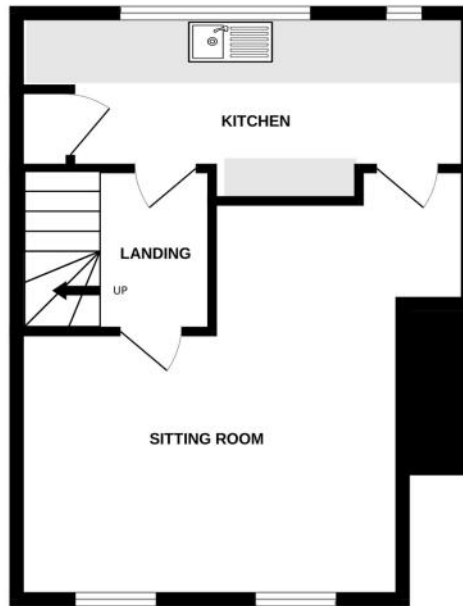
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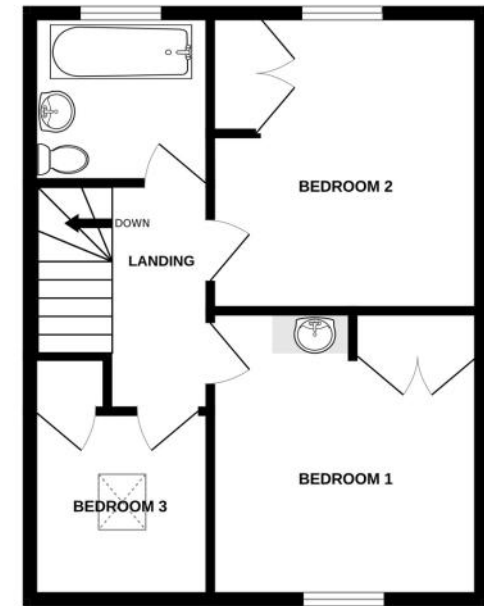
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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