



3 Woodfield Road, Holt

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Independent Estate Agents
Pointens





3 Woodfield Road, Holt

Norfolk NR25 6TX

North Norfolk Heritage Coast 2 miles,

Norwich 20 miles

A spacious detached two/ three 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 £330,000



Property

The property offered for sale is a well presented detached bungalow pleasantly located on this popular and much sought after select development of bungalows which is a short stroll from Holt Town Centre and Gresham's Schools. The accommodation briefly comprises of an entrance hall a double aspect sitting room with an open fireplace housing a coal effect gas fire. A well fitted out kitchen, conservatory, two good sized bedrooms and a family shower room. The property also enjoys the benefit of gas fired central heating and modern Upvc glazed windows and doors throughout. Outside the bungalow is approached over a tarmac driveway that provides off street parking this in turn leads to a detached brick and tile annexe with an en-suite. There are gardens to the front side and rear of the property.

Location

Woodfield Road is a popular residential area with direct pedestrian access at the end of the road to Holt High Street via a footpath and Peacock Lane. 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 Salhouse, 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 Holt High Street proceed into Cromer Road and upon reaching Gresham's Prep. School turn left into Kelling Road. Take the third left turning at the Sports Centre into Woodfield Road. No 3 will then be found on your left hand side.

Accommodation

The accommodation comprises of:-

Upvc Front door

Leading to

Entrance Hall

Airing cupboard with hot water tank and shelving. Coats cupboard, radiator. Wooden flooring.

Sitting Room (16'4 x 12 double aspect)

Open fireplace housing a coal effect gas fire. Television point. Two radiators.. Wooden flooring.

Kitchen (10'5 x 10')

Modern range of base units with wooden working surfaces over. Inset 11/2 bowl sink unit with mixer tap. Double oven, surface hob and extractor hood. Tiled splashbacks. Range of matching wall units. Plumbing for automatic washing machine. Radiator. Wooden door. Door to:-

Conservatory (11'6 x 8')

This is constructed of Upvc. Fitted ceiling blinds and fan. Wooden flooring, radiator. Double doors leading to the rear garden.

Bedroom One (13' x 9'8)

Radiator. Fitted wardrobe. Wooden flooring.

Bedroom Two (10'4 x 9'7)

Radiator.

Shower Room

Walk in shower, vanity unit with basin over. WC, heated towel rail. Wooden flooring.

Curtilage

The property is approached over a tarmac driveway which provides off street parking for two to three cars. To the front and side there are lawned gardens with various inset shrubs and to the rear there is a private garden that is mostly brick weave and has two patios. A personnel door leads to the front, also within the grounds is a one bedroom detached brick and tile annexe .

Annexe (18' narrowing to 11'6 x 8'2 double aspect).

Wall mounted electric panel heater, wooden flooring.

En-suite

Fitted shower cubicle, vanity unit with basin over, WC. Heated towel rail.

The rear garden is fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold

Services: All mains services are connected.

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

Energy Performance Certificate: Band D.

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

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

Reference: H313453

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

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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.

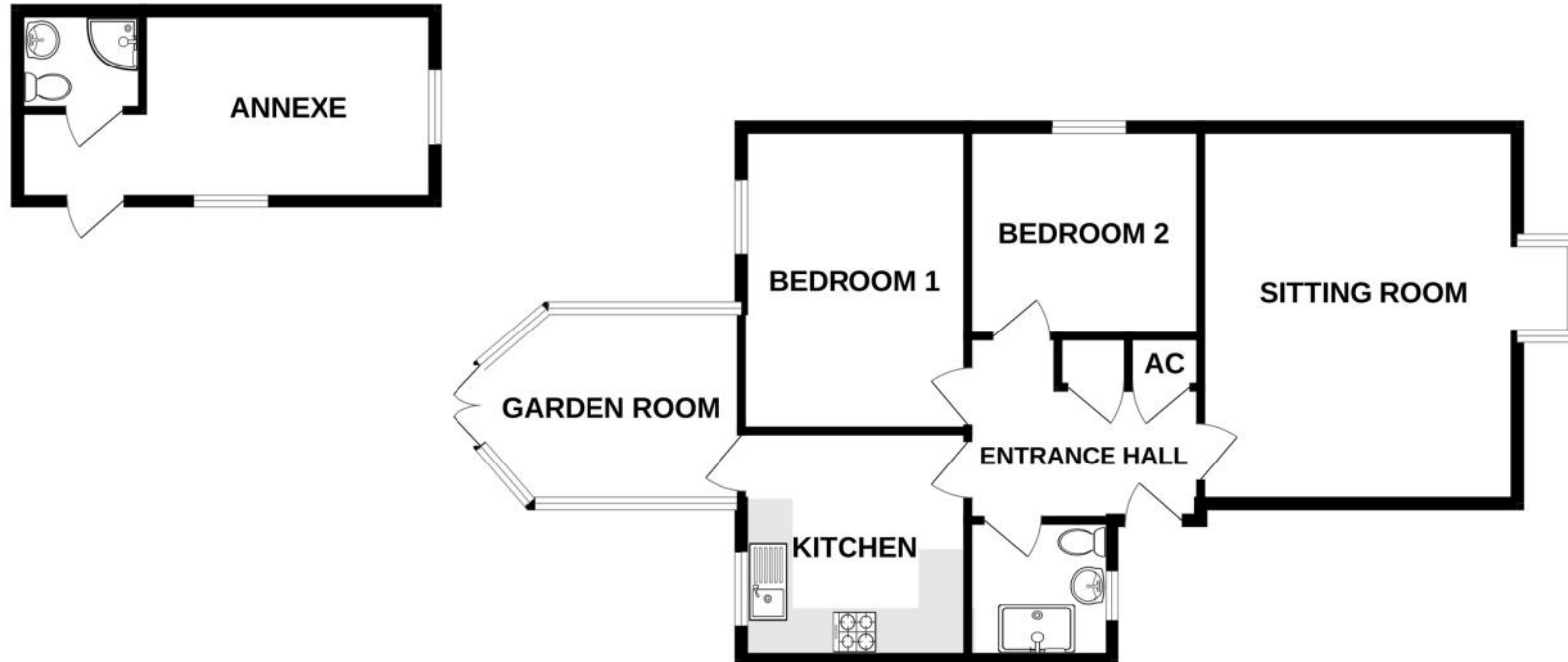
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GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



3 WOODFIELD ROAD, HOLT, NORFOLK NR25 6TX

TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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