



25 Meadow Close, Holt

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**25 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 £399,950**



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believe it

## The Property

The property offered for sale is an unusually good size detached bungalow 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 has been refurbished in recent years and now offers well appointed accommodation briefly comprising: an enclosed entrance porch, entrance hall, a good size sitting room, a well fitted out kitchen/diner, two good size bedrooms and a bath room. The bungalow also has the benefit of UPVC sealed unit double glazed windows throughout, gas fired central heating and a south facing conservatory. Outside to the side of the property a brick weave driveway leads to an attached brick built garage. There are well tended front gardens and to the rear of the bungalow is a private south facing and fully enclosed garden area.

## 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 Salhouse, 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 right hand side.

## Accommodation

UPVC front door, leading to -

### Enclosed Entrance Porch (7'2 x 5'5)

Door to -

### Entrance Hall (10' x 6')

Telephone point, radiator. Access to loft. Good size airing cupboard with fitted shelving and a factory lagged hot water tank and gas fired boiler for central heating and domestic hot water. Cupboard over.

### Sitting Room (17' x 13')

Two radiators. Fireplace housing a gas fire. Two television points. Telephone point.

### Kitchen/Diner (15'7 x 10' plus door well)

Range of modern fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Range of matching wall units. Plumbing for automatic washing machine and dishwasher. Fitted double oven. Re-circulating hood. Radiator. Television point. Upvc sliding double doors lead to -

### UPVC Conservatory (12' x 11'2)

Wall mounted electric heater. Double doors leading to the rear garden. Fitted blinds.

### Bedroom One (14'8 x 11'5)

Radiator, television point. Telephone point.

### Bedroom Two (11'4 x 9'6)

Radiator.

### Shower Room

Panelled bath with mixer tap, shower over and shower screen. Pedestal washbasin. WC. Radiator. Tiled splashbacks, heated towel rail.

### Curtilage

To the front of the bungalow is a brick weave driveway providing off street parking and leading to a brick and tile garage (22'2 x 9'2) with electric roller door, electric power and light and a personel door leading to the rear garden. To the front of the property is a garden area which is well tended with various inset flower and shrub beds. A pathway leads down the side of the bungalow to the private south facing rear garden which is mostly paved and with inset flower and shrub beds, and a wooden garden shed, all being 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 C.

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

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

**Reference:** H313366.

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

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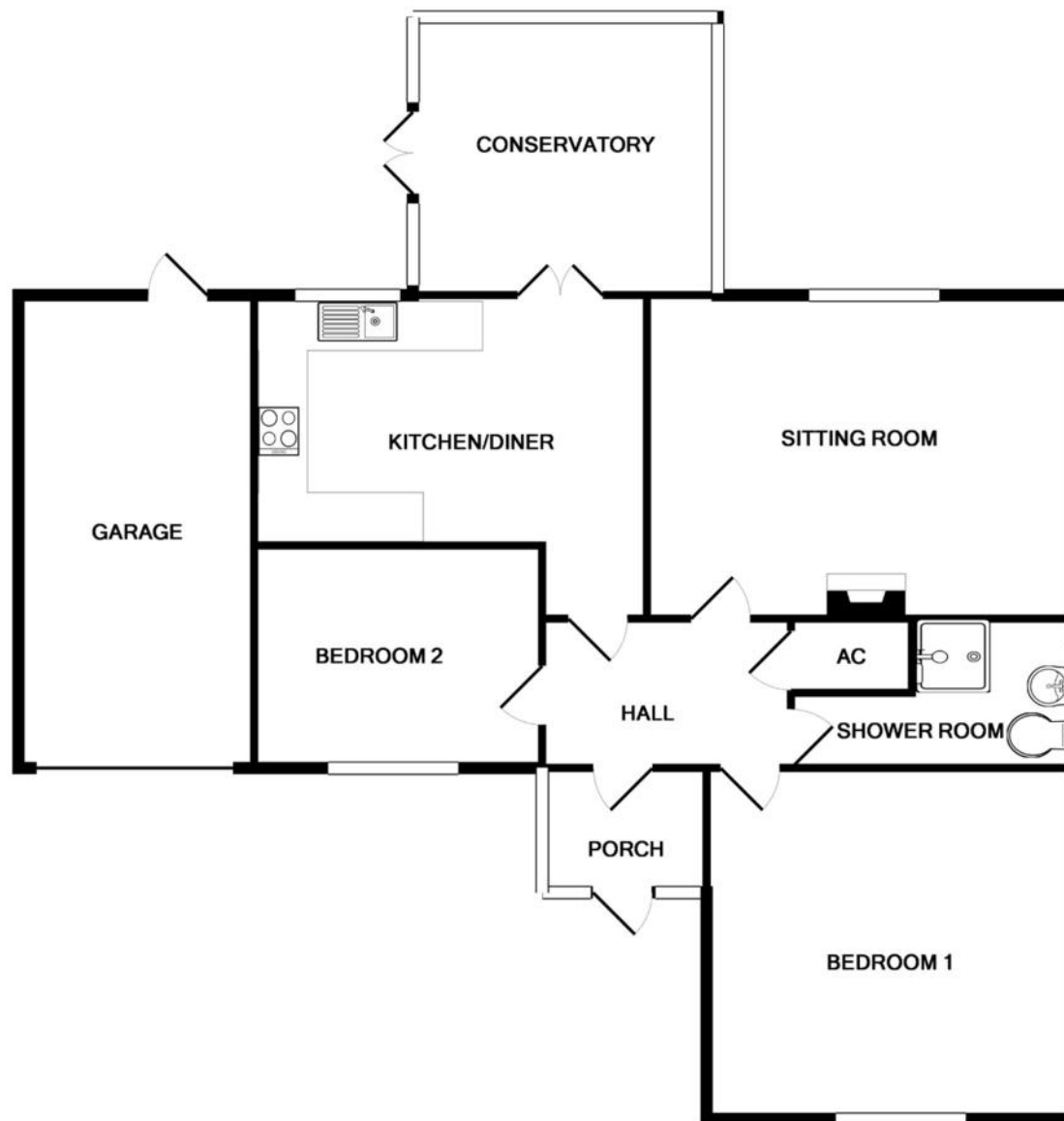
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TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)

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