



9 The Beeches, Holt

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**9 The Beeches,
Holt, Norfolk NR25 6AU**

North Norfolk Coast: 3 miles

Norwich: 20 miles

A well appointed two bedroom semi-detached house situated in this much sought after small development for the over 60's. In a great location close to the town centre and the extensive amenities it has to offer.

Guide Price £260,000



The Property

The property for sale is a semi-detached retirement property, boasting generously proportioned accommodation. The Beeches is conveniently located just a short stroll from Holt's charming town centre. The property has been tastefully decorated and updated throughout, and includes a brand new kitchen, new bathroom and gas central heating. It also boasts a large sitting room, dining room, garden room and on the first floor landing you will find two large bedrooms and a dressing room. The property is one of the few of the larger properties in the complex and has a private enclosed garden.

Location

Holt features an abundance of Georgian properties especially around the town centre. Here you will find, boutiques, butcher, fishmonger and its very own department store. Holt is one of Norfolk's finest market towns and was first mentioned in the Domesday Book (1086) when it was credited with five water mills a market and its own Port of Cley. In the year of 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today.

Directions

Leave Holt High Street via Station Road. After around 150 yards you will find the entrance to The Beeches on your right hand side. Walk on the footpath to the rear of the main house and number 9 will be found on the left, quietly located to the rear of the development.

Accommodation

The accommodation comprises:

Entrance door leading to porch

Porch

Cupboard housing a Worcester Bosch boiler for central heating and domestic hot water. Radiator. Tiled floor. Door to entrance hall.

Entrance Hall

Coats cupboard. Cupboard housing a washing machine (not included). Staircase to first floor with fitted stairlift. Radiator.

Sitting Room (14'7 x 12'4)

Decorative fireplace, radiator, television point. Double glazed sliding door to -

Garden Room (18'6 x 9'4)

Fitted blinds, night storage radiator. Radiator. Double doors leading to the rear garden.

Dining Room (11'1 x 11')

Radiator.

Kitchen (9'4 x 9'4)

Range of easy accessible matching wall units, fitted base units with working surfaces over. Inset stainless steel sink unit with mixer tap. Electric oven. Re-circulating hood over. Plumbing for dishwasher. Tiled splashbacks. Range of matching wall units.

Shower Room

Recently re-fitted with large new walk-in shower cubicle, W.C., and vanity unit with basin over. Electric wall mounted heater. Heated towel rail.

First Floor Landing

Radiator.

Bedroom One (17' x 13'8 max)

Radiator. Two dormer windows.

Dressing Room (9' x 6'6)

Radiator. Range of fitted cupboards, Velux window.

Bedroom Two (12'3 x 10'5)

Radiator. Velux window.

Bathroom

Panelled bath with mixer tap. Pedestal washbasin. W.C. Heated towel rail. Electric wall heater. Wall light/shaver point. Velux window.

Curtilage

A pedestrian gate gives access to a lawned side garden with various inset flower and shrub beds, a patio area and a wooden garden shed, all enclosed by wooden panelled fencing.

General Information

Tenure: Leasehold, the property is held on a 125 year lease which commenced in 1990. The monthly service charge is £206.34 and includes maintenance for the communal areas, external decoration of all properties within the development, buildings insurance, external window cleaning, an emergency monitoring system and upkeep of all roofs, gutters and drainpipes. The freehold is owned by The Elm Group. The ground rent is £1.00 per annum. Pets may be allowed under strict conditions, please enquire for further details.

Tax Band: C (£1996.34–2024/25)

Energy Performance Certificate: Band D.

Services: All mains services are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

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

Ref: H313295.

Important Notice

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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.

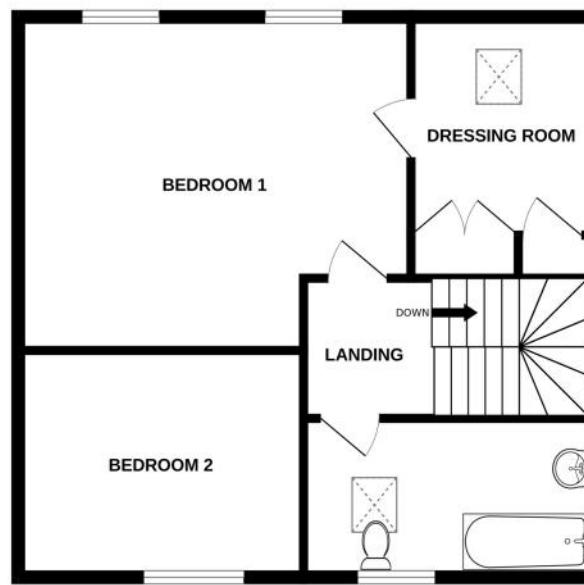
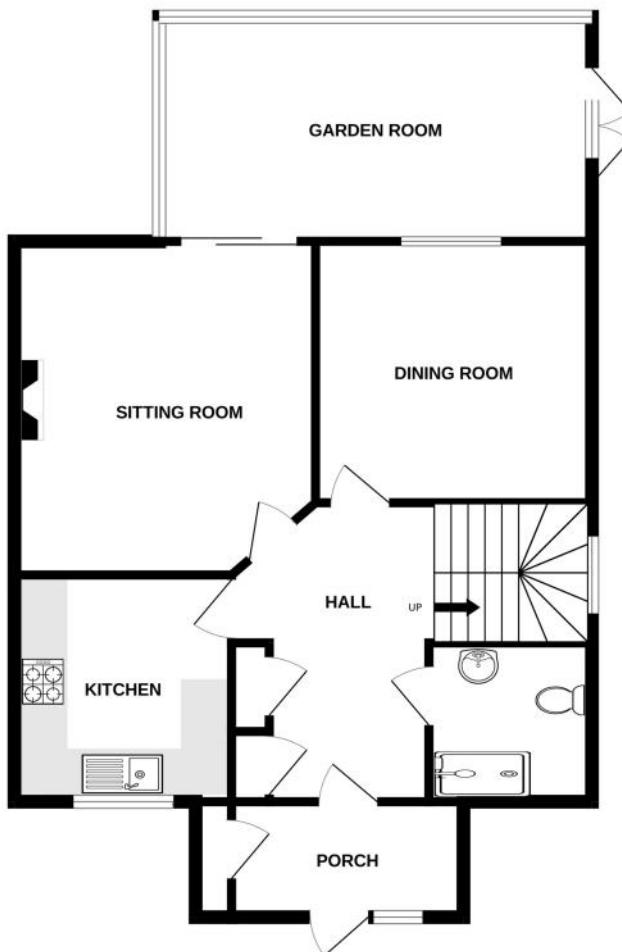
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GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



9 THE BEECHES, HOLT, NORFOLK NR25 6AU

TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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