

2 Eccles Road, Holt, Norfolk NR25 6HJ



Situated in a popular tree lined road this property is convenient for Gresham's Schools and is a short walk from Holt High Street.

GUIDE PRICE £350,0000

01263 711880

Independent Estate Agents

Pointens

www.pointens.co.uk



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The Property

The property offered for sale is an immaculately presented, detached, chalet style house. In excellent condition throughout, the accommodation offered comprises an entrance hall, an extremely well fitted out kitchen/diner with a walk-in shelved pantry, a 26' double aspect sitting room, a UPVC conservatory overlooking the rear garden, a study and a ground floor bedroom with an en suite shower room. On the first floor, a landing leads to two further double bedrooms and a bathroom. The property also has the benefit of replacement UPVC sealed unit double glazing and gas fired central heating. Outside, the property is approached over a long driveway which offers parking for several vehicles. There is a brick built detached garage and pleasant private front and rear gardens.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international

Directions

From Holt High Street proceed into the Cromer Road and after passing the petrol station you will find Eccles Road on your left hand side. Number 2 will then be found on your right, after a short distance.

Accommodation

The accommodation comprises:

Front door, leading to –
Enclosed entrance porch with radiator.

Entrance Hall

Staircase to first floor, radiator, walk in coats cupboard.

Sitting Room (26' x 15'4, double aspect)

Fireplace housing an electric fire with wooden surround, telephone point, tv point, two radiators, sliding patio doors to –



UPVC conservatory (11'3 x 11'9)

Double doors leading to the study and double doors leading to the rear garden.



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Study/Bedroom Four (19'2 into bay x 9'2)

Two radiators.

Kitchen (13'6 x 10'7)

Extensive range of fitted Shaker style base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Electrolux electric oven. Hotpoint electric surface hob and re-circulating hood, tiled splashbacks, washing machine, freezer and fridge. Range of matching wall units, radiator. **Walk-in shelved pantry.**



Curtilage

The property is approached over a long concrete driveway leading to a brick and tile **detached garage (18'7 x 8'7)** with double wooden doors, electric power and light. To the front of the property is a lawned garden with flower and shrub beds and a small patio with a wooden bench. To the rear of the property is a private lawned garden with a patio, flower and shrub beds and a small pond, all enclosed by mature hedging.



Bedroom Three (12'4 x 8'1, double aspect)

Radiator, fitted cupboard.

Shower Room

White suite comprising wc, vanity unit with basin over, tiled shower cubicle with fitted shower, heated towel rail.

First Floor

Landing

Radiator, under eaves storage cupboard, walk in storage cupboard with wall mounted gas fired boiler for central heating and domestic hot water, hot water cylinder.

Bedroom One (13'6 x 12', double aspect)

Radiator, fitted wardrobes.

Bedroom Two (12' x 11'4)

Radiator, fitted cupboards.

Bathroom

White suite comprising panelled bath with shower over, shower screen, pedestal washbasin, wc, heated towel rail, electric shaver point, tiled splashbacks, airing cupboard with fitted shelving.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band D (2011/12 - £1518.90)

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

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

Reference: H30351

Important Notice: These particulars have been prepared in accordance with the Property Misdescriptions Act 1991. They are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers only. These particulars do not constitute part of an offer or contract.

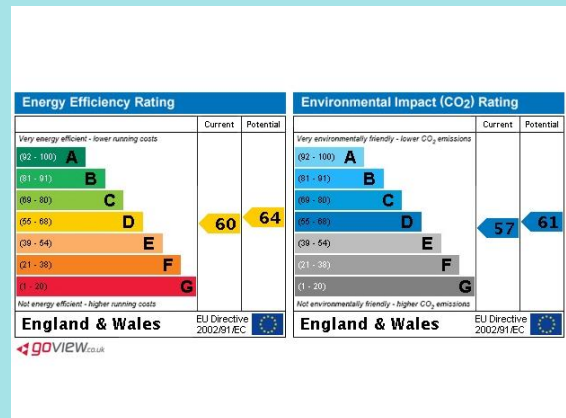
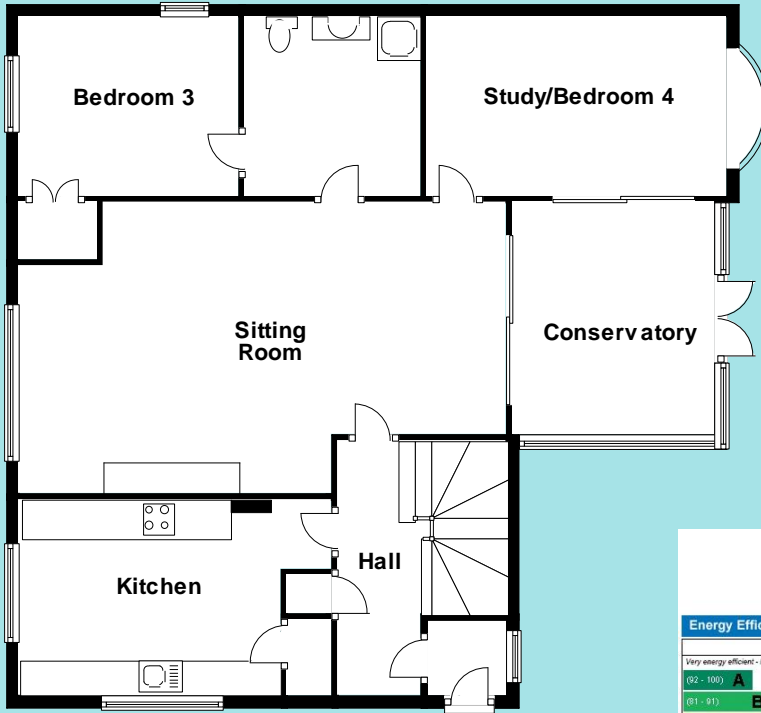
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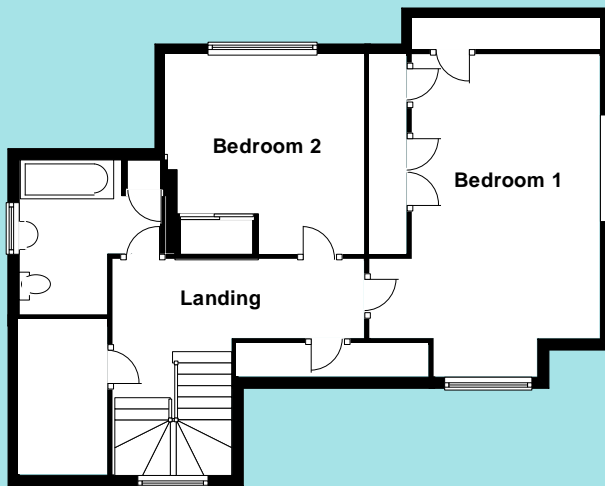
Ground Floor

Approx. 105.6 sq. metres (1136.7 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



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