

# Holt



Independent Estate Agents

**Pointens**

# Offers in excess of £210,000

## The Property

The property offered for sale is an extremely well appointed, detached, two bedroom bungalow in a quiet location on this popular, small select development. The accommodation briefly comprises an entrance hall, a sitting room with a coal effect gas fire and a back boiler and patio doors leading to the rear garden, a well fitted out kitchen with pine units, two bedrooms and a bathroom. The property also has the benefit of gas fired central heating. Outside, there is a long driveway providing ample off street parking for several vehicles and a brick and tiled detached garage. To the front of the property is an easily maintained shingled garden area and directly behind the property is a good size, private, enclosed garden.

## Location

Blackthorn Avenue is a quiet, residential area with direct pedestrian access 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 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 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. Blackthorn Avenue is then the first turning right and the property will be found on the right towards the head of the cul de sac.

## Accommodation

The accommodation comprises:

Covered Entrance Porch  
Front door, leading to -

### Entrance Hall

Coat pegs, radiator, access to part boarded loft with fold down ladder, wood effect flooring, airing cupboard with fitted shelving and factory lagged tank.

### Sitting Room (16' x 10'6)

Patio doors leading to the rear garden, coal effect gas fire with a back boiler for central heating and domestic hot water. Television and telephone point, radiator.

### Kitchen/Diner (11'8 x 8'6)

Range of fitted pine base units with work surfaces over, plumbing for automatic washing machine. Inset single drainer sink with mixer tap. Neff self cleaning double oven, electric surface hob, extractor hood, tiled splashbacks, range of matching wall units, radiator, ceiling spotlights. Stable door to rear garden.

### Bedroom One (11'7 x 12'4)

Range of fitted bedroom furniture comprising dressing table, chest of drawers and a range of wardrobes. Television and telephone point, radiator.

### Bedroom Two (9' x 8'5)

Fitted wardrobe, radiator.

### Bathroom

Panelled bath with fitted shower and shower screen, shower rail and curtain. Pedestal washbasin, wc, radiator, tiled splashbacks.

## Curtilage

The property is approached over a part concrete and brick weave driveway which provides ample parking for several vehicles. This leads to a brick and tiled detached garage (18'6 x 9') with up and over door, personal door, electric power and light. To the front of the property is a gravelled garden with patio paths. The property has pedestrian access to both sides which lead to the private rear garden which is also mainly shingled with an inset patio, shrub and flower beds, all enclosed by wooden panelled fencing.

## General Information

**Tenure:** Freehold

**Tax Band:** D (2011/12 - £1518.90)

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

**Services:** All mains services are connected.

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

**Ref:** H30345

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.



