



10 Rowan Way, Holt

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





**10 Rowan Way,
Holt, Norfolk NR25 6TZ**

North Norfolk Coast 2 miles,
Norwich 20 miles

The property offered for sale is an immaculately presented, detached spacious 3 bedroom bungalow situated in one of Holt's favoured locations. Rowan Way is a quiet residential area with direct pedestrian access to Holt High Street via a footpath and Peacock Lane.

GUIDE PRICE £500,000



THE PROPERTY

The property offered for sale is an immaculately presented, detached three bedroom bungalow pleasantly located on this popular and much sought after select development of bungalows which is a short stroll from Holt town centre. The bungalow offers superbly well appointed accommodation comprising an entrance hall, a triple aspect sitting room, a garden room, a dining room, a well fitted out kitchen, master bedroom with en suite, two further double bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and modern UPVC double glazing throughout. Outside, the property is approached over a driveway leading to a detached brick and tile garage. To the front of the bungalow are landscaped gardens and to the rear is a private enclosed landscaped garden.

LOCATION

Rowan Way is within a quiet residential area with 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 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 that is 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 Salthouse, 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 and an international airport.

DIRECTIONS

On foot from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. At the end of Peacock Lane bear right and follow the track for around 200 yards. Rowan Way will then be found on the left. Once in Rowan Way take the first right hand turning and no 10 will be found at the head of the cul-de-sac.

By road, from Holt High Street proceed into Cromer Road. Upon reaching Gresham's Prep School turn left into Kelling Road. Take the third left turning by the Sports Centre into Woodfield Road. Continue for around ¼ mile whereupon you will find Rowan Way on your right hand side. Once in Rowan Way take the first right hand turning and no 10 will be found at the head of the cul-de-sac.

ACCOMMODATION

The accommodation comprises:

Entrance Canopy

UPVC front door, leading to -

Entrance Hall

Radiator. Airing cupboard with factory lagged hot water cylinder and fitted shelving. Coats cupboard.

Sitting Room (Triple aspect)

Two radiators, telephone and TV point. Marble fireplace with wooden surround housing an electric fire.

Dining Room

Double doors leading to -

Garden Room

Constructed of UPVC. Radiator. Fitted blinds. Door to garden.

Kitchen

Range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Fitted Bosch double oven. Gas hob with extractor hood over. Dishwasher, automatic washing machine. Fridge/freezer, tiled splashbacks. Range of matching wall units. Tiled floor. Larder cupboard. Space for American style fridge/freezer. Door to rear garden.

Bedroom One

Radiator. An extensive range of fitted bedroom furniture.

En suite

W.c. Pedestal washbasin, shower cubicle with fitted shower. Radiator. Electric shaver point. Tiled floor and half tiled walls.

Bedroom Two

Radiator. Extensive range of fitted bedroom furniture.

Bedroom Three

Radiator. Extensive range of fitted bedroom furniture. Telephone point.

Family Bathroom

Panelled bath with shower over. Fitted shower screen. Pedestal washbasin. W.c. Radiator. Electric shaver point. Tiled floor.

Curtilage

The property is approached over a concrete driveway leading to a detached brick and tile garage (18'1 x 8'7) with electric up and over door, fitted shelving, worktop, tumble drier point, electric power and light and personal door leading to the rear garden. To the front of the bungalow is a landscaped garden which is mostly laid to shingle with various inset shrubs. To the rear of the property is a private garden which is also landscaped with pathways and various inset flower and shrub beds, a patio area, and a wooden garden shed, all being enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: E (2021/22—£2329.24)

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

Services: All mains services are connected.

Energy Performance Certificate: C

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H31231

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

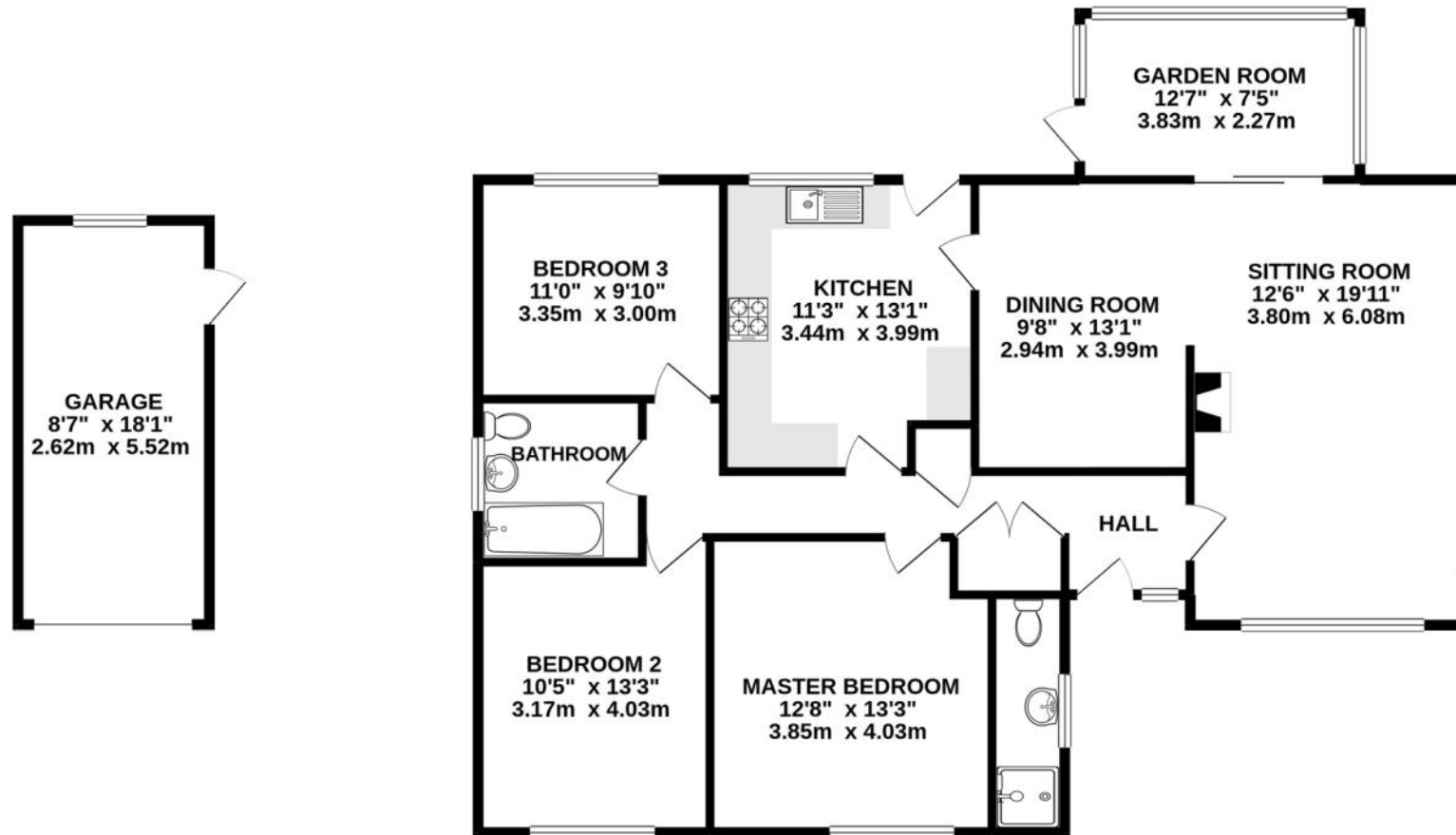
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





10 Rowan Way, Holt, NR25 6TZ

TOTAL APPROX. FLOOR AREA 1367 SQ.FT (127m SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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.

Made with Metropix © 2021

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

Pointens

Independent Estate Agents