

SOWERBYS

Norfolk Property Specialists



Pedmore

48a Grove Lane, Holt, Norfolk, NR25 6ED

£650,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



PEDMORE

Located in arguably the most sought-after residential location in Holt, 'Pedmore' is a fine family sized home of modern construction with an attractive brick and flint façade providing the perfect fusion of modern and efficient living with character design and local heritage architecture. With a particularly generous and versatile layout that extends to over 2,000sq. ft. this exquisite home boasts well-proportioned reception rooms and bright and spacious double bedrooms. Set over two floors, the impressive accommodation briefly comprises; Entrance hall with double height ceiling, dual aspect formal sitting room, dining room with feature box window, impressive kitchen/breakfast room, separate utility room, delightful conservatory looking out over the south facing gardens, study and guest WC. A galleried landing provides access to the first floor accommodation where you will find four double bedrooms, including a sumptuous principal suite with extensive fitted wardrobes and en-suite bathroom. A family sized bathroom services the three further double bedrooms.

'Pedmore' occupies a generous gated plot approaching 0.25 acre (stms). A private five-bar gate opens onto a spacious courtyard hard-standing with secure off road parking for several cars and access to a detached double garage. The impressive rear garden enjoys the perfect southerly aspect and the paved sun terrace provides the ideal 'sun drenched' entertaining area. Neatly tended lawns are flanked by mature and well-stocked shrub and flowering borders whilst panelled fencing and a selection of trees provide a high degree of privacy. On the east elevation of the house is an area designated to a vegetable plot, bin storage and access to the detached double garage.

Nestled on Grove Lane, arguably the area's premiere address, the property is within walking distance of Holt's historic town centre, Gresham's School and just a few miles from north Norfolk's heritage coastline, designated as an Area of Outstanding Natural Beauty.



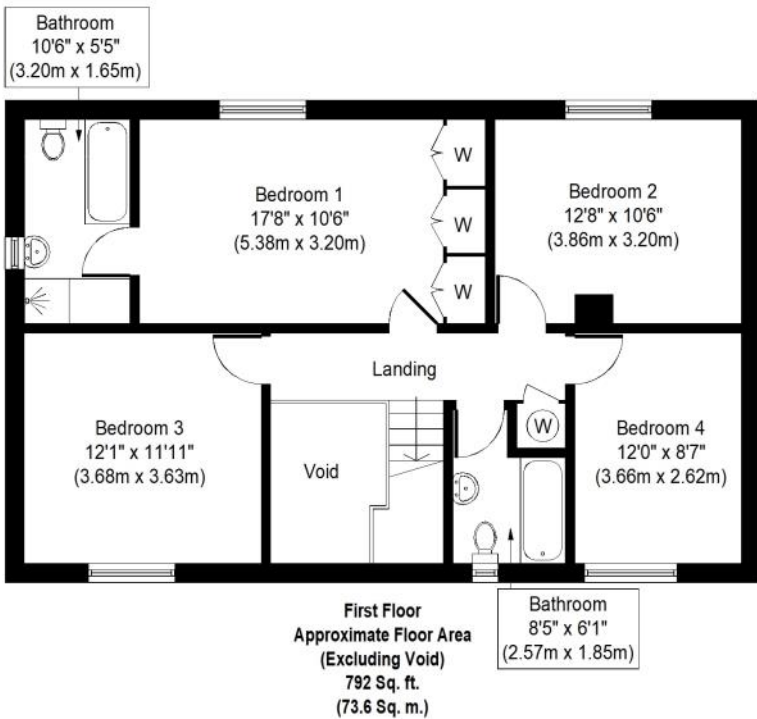
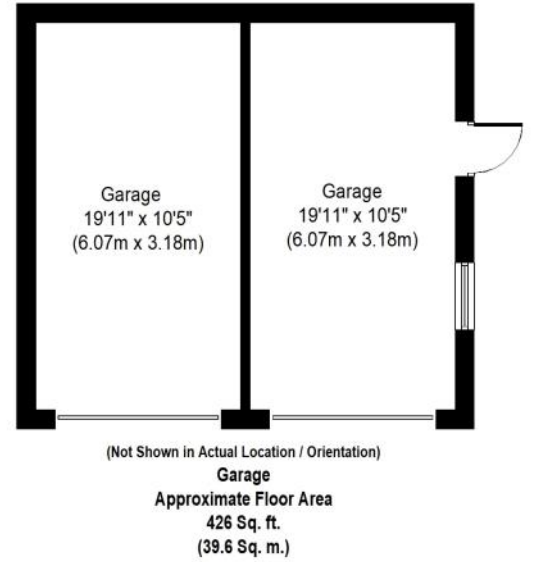
KEY FEATURES

- Substantial Detached Home
- Ample Reception Space Including Generous Sitting Room, Conservatory and Dining Room
- Fitted Kitchen/Breakfast Room and Separate Utility Room
- Four Double Bedrooms, Family Bathroom and Principal En-Suite
- Generous South Facing Garden
- Plot Approaching 0.25 Acre (STMS)
- Detached Double Garage and Off Road Parking
- Sought After Location Within Walking Distance of Town Centre









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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HOLT

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

SERVICES CONNECTED

To be confirmed

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2034-9010-2899-3985

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The property has historically been underpinned under the NHBC guarantee and buyers are advised to consider a structural survey. To gain further advice about this please contact our sales team.

**Viewing by appointment with our Holt Office:
1 Market Place, Holt, Norfolk, NR25 6BE
01263 710777 • holt@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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