



Glaven House, Neil Avenue, Holt

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Pointens





Glaven House, 32 Neil Avenue,

Holt, Norfolk NR25 6TG

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

A superbly appointed family house situated in a much favoured residential area of the town. The property is conveniently situated for Gresham's Schools, Holt High Street, Holt Country Park with its extensive woodland walks and the stunning North Norfolk Coast.

NO ONWARD CHAIN

GUIDE PRICE £525,000



The Property

The property offered for sale is a detached Georgian style house constructed by renowned Norfolk builders, Hopkins Homes. This spacious family home has very well appointed accommodation over three floors comprising an entrance hall, a double aspect sitting room with an open fireplace, a garden room, a well fitted out double aspect kitchen/diner, utility room and cloakroom. A first floor landing leads to a double aspect master bedroom with en suite, a further bedroom and a family bathroom. A second floor landing leads to two further bedrooms and a cloakroom. The property enjoys the benefit of gas fired central heating and sealed unit double glazing. Outside, there is ample off street parking and a detached brick and tile double garage. There are gardens to the front and an enclosed, south facing rear garden to the rear of the house. **There is no onward chain.**

The Location

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 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

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. The property will be found after a short distance on your right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Staircase to first floor. Radiator. House alarm panel.

Sitting Room (18'2 x 11'1, double aspect)

Open fireplace housing a wood burner. Marble hearth with wooden surround. Satellite point and telephone point. Two radiators. Double doors leading to -

Garden Room (14'3 x 9'8)

Extensive range of fitted wall and ceiling blinds. Electric heater. Double doors leading to the rear garden. Wooden flooring.

Kitchen/Diner (22'8 x 9'7, double aspect)

Range of fitted base units with wooden work surfaces over. Fitted Technic cooking Range with gas hob and extractor hood over. Dishwasher point. Inset one and half bowl sink unit with mixer tap. Tiled splashbacks. Range of matching wall units. Television and BT point. Two radiators. Understair cupboard. Breakfast bar. Tiled floor.

Utility Room (6'5 x 5')

Base unit with work surface over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Tiled splashback. Wall unit. Wall mounted Worcester Bosch boiler for central heating and domestic hot water. Tiled floor. Door to rear garden.

Cloakroom

WC. Pedestal washbasin. Radiator. Tiled floor. Coat pegs.

First Floor Landing

Radiator. Airing cupboard. Staircase to second floor.

Bedroom One (15'5 x 11'1, double aspect)

Two fitted double wardrobes. Radiator. Telephone point.

En suite

WC. Vanity unit with basin over. Tiled shower cubicle with rain and telephone style shower heads. Bathroom cabinet. Radiator. Fully tiled walls.

Bedroom Two (10'4 x 9'7)

Radiator, telephone point.

Bathroom

Panelled bath with mixer tap and shower attachment. WC, pedestal washbasin. Tiled shower cubicle. Fitted shower. Electric shaver point. Tiled splashbacks, heated towel rail.

Second Floor Landing

Radiator, Velux window, telephone point.

Bedroom Three (13'9 x 11'3, double aspect)

Radiator. Television and BT point. Fitted cupboard.

Bedroom Four (9'8 x 8')

Radiator. Television and BT point, loft access.

Cloakroom

WC. radiator. Pedestal washbasin, electric shaver point. Velux window.

Curtilage

The property is approached over a gravelled driveway providing ample off street parking for several vehicles. This is turn leads to a detached brick and tile double garage (17'10 x 16'9) with two up and over doors, a personal door, electric power and light, workbench, fitted shelving and loft storage. To the front of the house is a lawned garden with various inset flower and shrub beds and to the rear of the property there is a south facing, mainly lawned, garden also with various inset flower and shrub beds and a gate leading to the front. This garden is fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All main services are connected.

Council Tax Band: E (£2497.29—2022/23)

Energy Performance Certificate: To be confirmed

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H313032.

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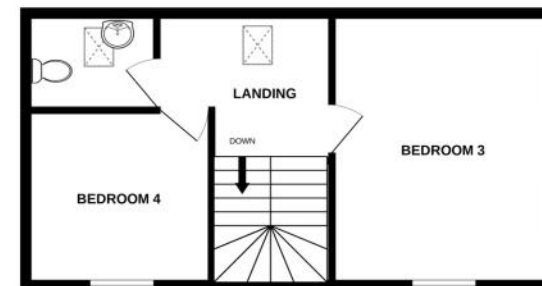
GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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