



Aralia House
3 Laurel Drive | Holt | Norfolk | NR25 6JR

A PERFECT LOCATION IN HOLT



On a quiet private cul de sac a short walk from the centre of the Georgian market town of Holt with all it has to offer in the way of shops, restaurants and schools, this well-presented detached house is situated to the rear of a select development built in the early 1990s. The spacious accommodation comprises four bedrooms (one with an en suite and staircase to the large loft area) and family bathroom, while on the ground floor there is a sitting room, dining room, kitchen/breakfast room, utility room and a garden room. To the front of the property there is a large driveway with parking for several vehicles which leads to an integral double garage. The garden extends to the sides and rear of property, the latter being private and enclosed and mainly laid to lawn with a terraced area, raised flower borders, raised flower bed, a greenhouse and summerhouse.







- A Superb Detached House on an Established Executive Development, situated to the outskirts of Holt Town Centre
- The Property is Conveniently Located close to Gresham's School, which is approximately a 5-minute drive
- Kitchen with Aga and Separate Utility Room
- Dining Room, Sitting Room and Garden Room
- Four Bedrooms; Family Bathroom
- The Principal Bedroom has an En-Suite and a Staircase to the Large Loft Area
- Enclosed Gardens with Patio, Greenhouse and Summerhouse
- Integral Double Garage and Plenty of Off-Road Parking
- Very Versatile Family Accommodation which Offers Further Potential
- The Total Floor Area incl Integral Garage extends to 2,560sq.ft
- Energy Rating D

Town and Around

The great benefit of the property's location is the proximity to both the town and Gresham's School. Aralia House is equidistant between the Prep School and the Senior School, as is access to the Auden Theatre for events such as the Holt Festival and productions throughout the year. Its location also means that Holt town centre can be reached in around five minutes on foot. The market town of Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty, offering a wide range of independent shops and places to eat. And further afield is the fabulous North Norfolk countryside to enjoy, or the celebrated beaches: Holt is approximately four miles from the coast and some stunning coastal walks.



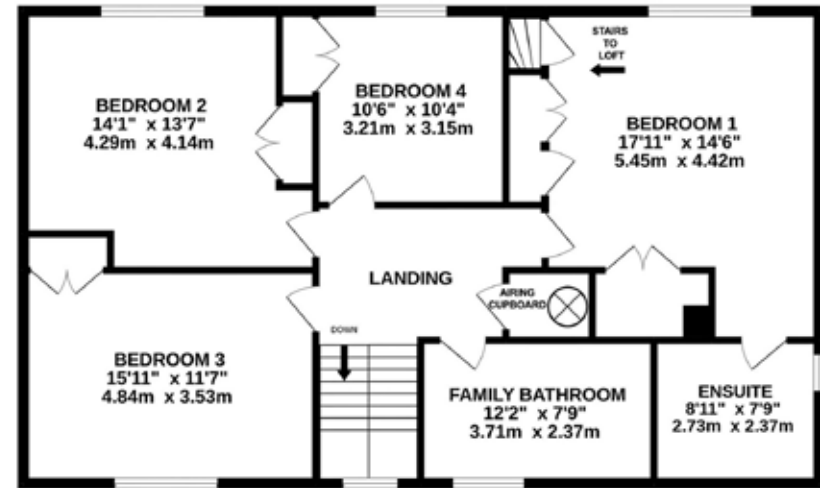
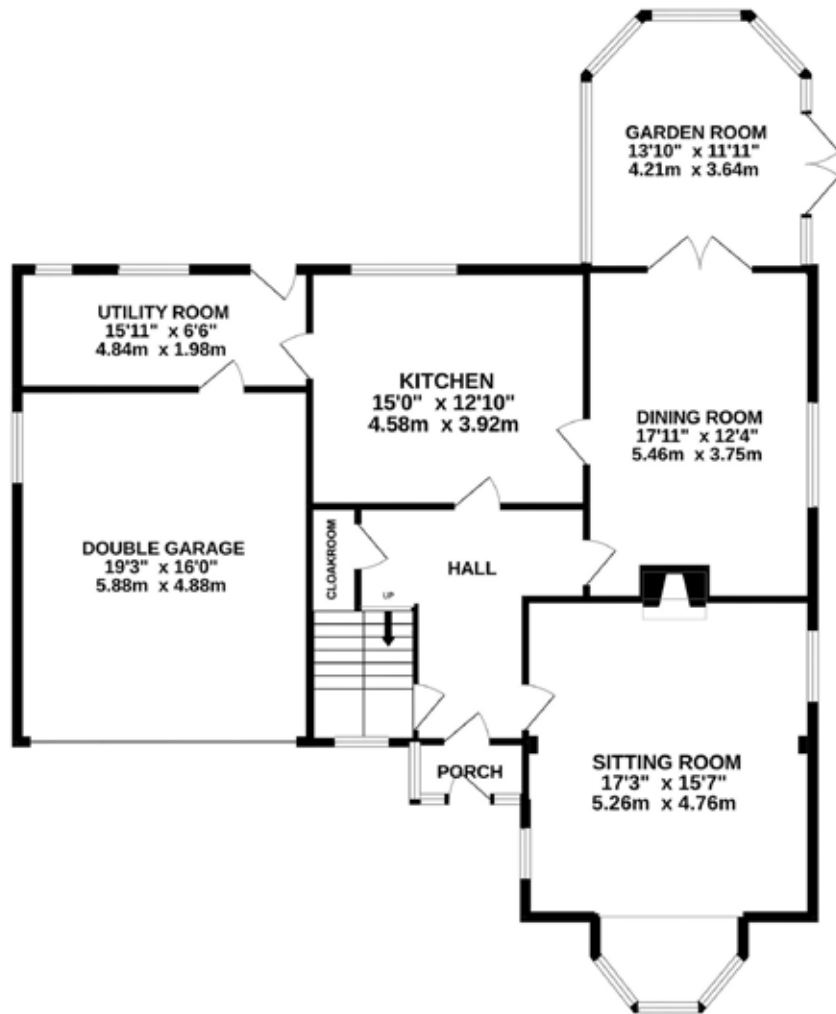












TOTAL FLOOR AREA : 2560 sq.ft. (237.8 sq.m.) approx.

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On The Doorstep...

The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is one of the prettiest Georgian towns and is in an area of outstanding natural beauty along with providing a host of amenities including supermarkets, restaurants, independent shops, galleries, antique shops, cafes, pubs, tea rooms and wine bars. The areas nearby are famous for the wonderful coastline, wildlife and scenery, such as Blakeney, Cley and Salhouse. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Gresham's School for boys and Girls from preparatory through to sixth form and also Beeston preparatory school.

How Far Is It To?...

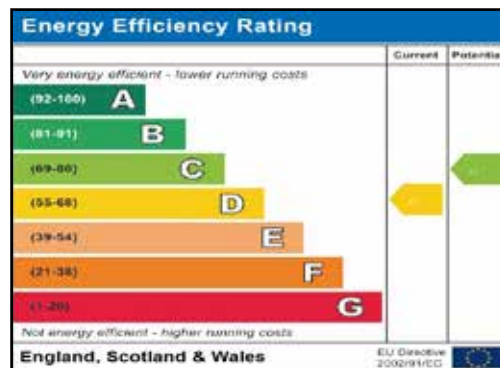
The rapidly expanding Norwich airport to the north of the city offers extensive European flights with most destinations via Schiphol. There is a local railway station at Sheringham with connecting trains to London Liverpool Street from Norwich. The picturesque scenic route of the North Norfolk Railway runs from Sheringham to Holt and there is racing at Fakenham and Newmarket, golf at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Services and District Council

Gas Central Heating, Mains Water, Mains Drainage
North Norfolk District Council - Council Tax Band E (£2497.29 pa)

Tenure

Freehold



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