



6 Norman Cockaday Court, Holt

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Pointens









## 6 Norman Cockaday Court, Holt, Norfolk NR25 6JA

North Norfolk Coast: 3 mile

Norwich: 20 miles

A character style property situated in an enviable location, literally a stone's throw from the High Street, yet in a quiet location,. The accommodation comprises two reception rooms, 3 bedrooms, a courtyard garden and off street parking for two cars.

**Guide Price £345,000**



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## The Property

The Property offered for sale is an immaculately presented character style three bedroom semi-detached house in a superbly quiet location, yet within a stone's throw of Holt town centre and all its extensive amenities. The accommodation briefly comprises an entrance hall, a well fitted out kitchen, sitting room and a garden room. On the first floor there are three bedrooms and a shower room. The property also has the benefit of uPVC sealed unit double glazed windows and doors, and gas fired central heating. Outside, to the rear of the property is an enclosed courtyard garden and there are two allocated car parking spaces.

## 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.

## Directions

On foot from the Agent's office, proceed into Bull Street and turn right. Turn immediately left by the side of the Post Office, bear left into Norman Cockaday Court. Bear left, then right and the property will be found on your left hand side.

## Accommodation

The accommodation comprises: -

Front door, leading to -

### Entrance Hall

Cloaks cupboard.

### Kitchen (10' x 10'8)

Good range of fitted base units with work surfaces over, inset one and half bowl sink unit, tiled splashbacks, good range of matching wall units, built in fridge/freezer, gas hob, double oven. Plumbing for automatic washing machine and dishwasher, telephone point.

### Sitting Room (11'4 x 19'1)

Fireplace housing a gas fire, two radiators, television point. French doors leading to -

### uPVC Conservatory (8' 8 x 16'9)

Radiator, ceiling fan, roof opening windows, door to rear garden.

### Cloakroom

Wc, washbasin, radiator.

### First Floor

#### Landing

Radiator, loft access with fitted ladder and electric lighting. Fitted alarm system.

### Master Bedroom (11'4 x 9'9)

Built in wardrobes, fitted drawers, ceiling fan, telephone and television points.

**Bedroom Two (10'3 x 8'1)**

Mirror fronted double built in wardrobes, television point, radiator.

**Bedroom Three (9'9 x 7'4 max)**

Radiator, telephone point, double built in wardrobes.

**Shower Room**

Walk in shower, wc, vanity unit with sink over, fully tiled walls, electric shaver point, extractor fan.

**Curtilage**

To the front of the property there is a low maintenance front garden and two off street parking spaces. To the rear of the property is a private enclosed courtyard garden mainly laid with paving slabs and fully enclosed by wooden panelled fencing.

**General Information**

**Tenure:** Freehold.

**Council Tax Band:** C (2023/24 – £1,904.02)

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

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

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Energy Performance Certificate:** C.

**Ref No:** H313127..

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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.

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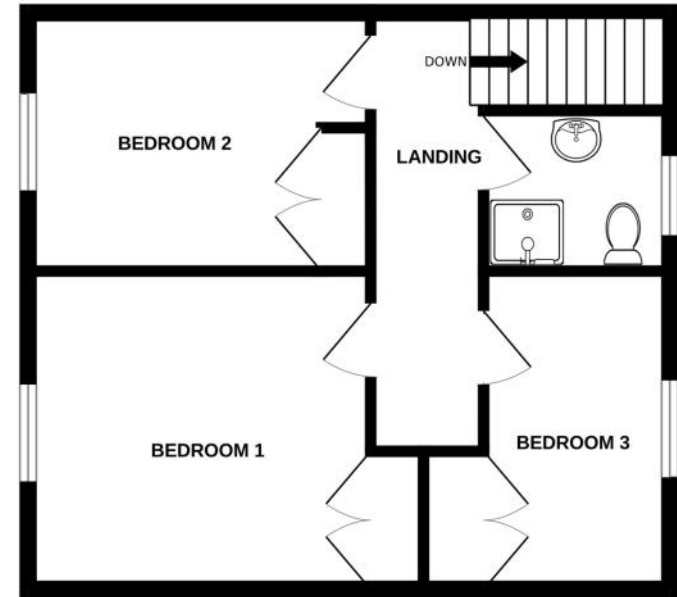




GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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