



5 Ainsworth Road, Holt

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Pointens





**5 Ainsworth Road
Holt, Norfolk NR25 6FE**

North Norfolk Coast 3 miles,
Norwich 20 miles

Modern detached well presented light and airy bungalow in much favoured residential area of the town, convenient for Gresham's Schools and a flat walk from Holt High Street and its extensive amenities. No onward chain.

GUIDE PRICE £319,950



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THE PROPERTY

The property offered for sale is a modern detached bungalow constructed in 2014, pleasantly situated in a quiet cul-de-sac which is a short flat walk from the town centre. In very good condition throughout the property has accommodation that briefly comprises of an entrance hall, a sitting/dining room a well fitted out kitchen, two bedrooms and a shower room. The property also benefits from uPVC sealed unit windows and doors throughout, and gas fired underfloor heating. Outside there is a driveway that provides off street parking and a good sized garage. To the rear of the property is a very sunny south facing enclosed garden. The property is being sold with no onward chain.

LOCATION

Ainsworth Road is a very short walk from Holt High Street and its extensive amenities and also convenient for Gresham's schools. Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

DIRECTIONS

Leave Holt High Street via the Cromer Road. After passing Gresham's Preparatory School turn right into Grove Lane. Turn first left also sign posted Grove Lane. After around 200 yards turn left into Meadow Close. Ainsworth Road is then the next right hand turning. No 5 will be identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:-

Front Door:

Leading to:-

Entrance Hall

Cupboard housing gas fired boiler for central heating and domestic hot water.

Sitting Room/ Dining Room (19' x 16'3, double aspect)

Television point. Sliding double doors to the garden. Wall mounted air conditioning unit. Outside electric sun blind. Archway to:-

Kitchen (8'5 x 8')

A good range of fitted base units with working surfaces over. Integral fridge/freezer, plumbing for automatic washing machine, integral dishwasher. Electric oven and surface hob with extractor hood over. 1 1/2 bowl sink unit with mixer tap. Tiled splashbacks, range of matching wall units.

Bedroom One (14' x 10'4)

Fitted double wardrobe

Bedroom Two (14'8 x 8'10)

Single fitted wardrobe.

Shower Room

Fitted shower cubicle, pedestal washbasin, wc. Wall mounted bathroom cabinet with electric light.

Curtilage

The property is approached over a brick weave driveway that provides ample off street parking, this in turn leads to a brick and tile garage (19'6 x 9'6) with an electric roller door, electric power and light, personal door to rear garden. There is a small well tended garden to the front of the property and an outside tap. To the rear is a south facing garden that is mostly laid to lawn together with a patio and is fully enclosed with wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: D (£1906.31 2023/2024)

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

Services: All mains services are connected.

Energy Performance Certificate: B

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

Ref: H313126.

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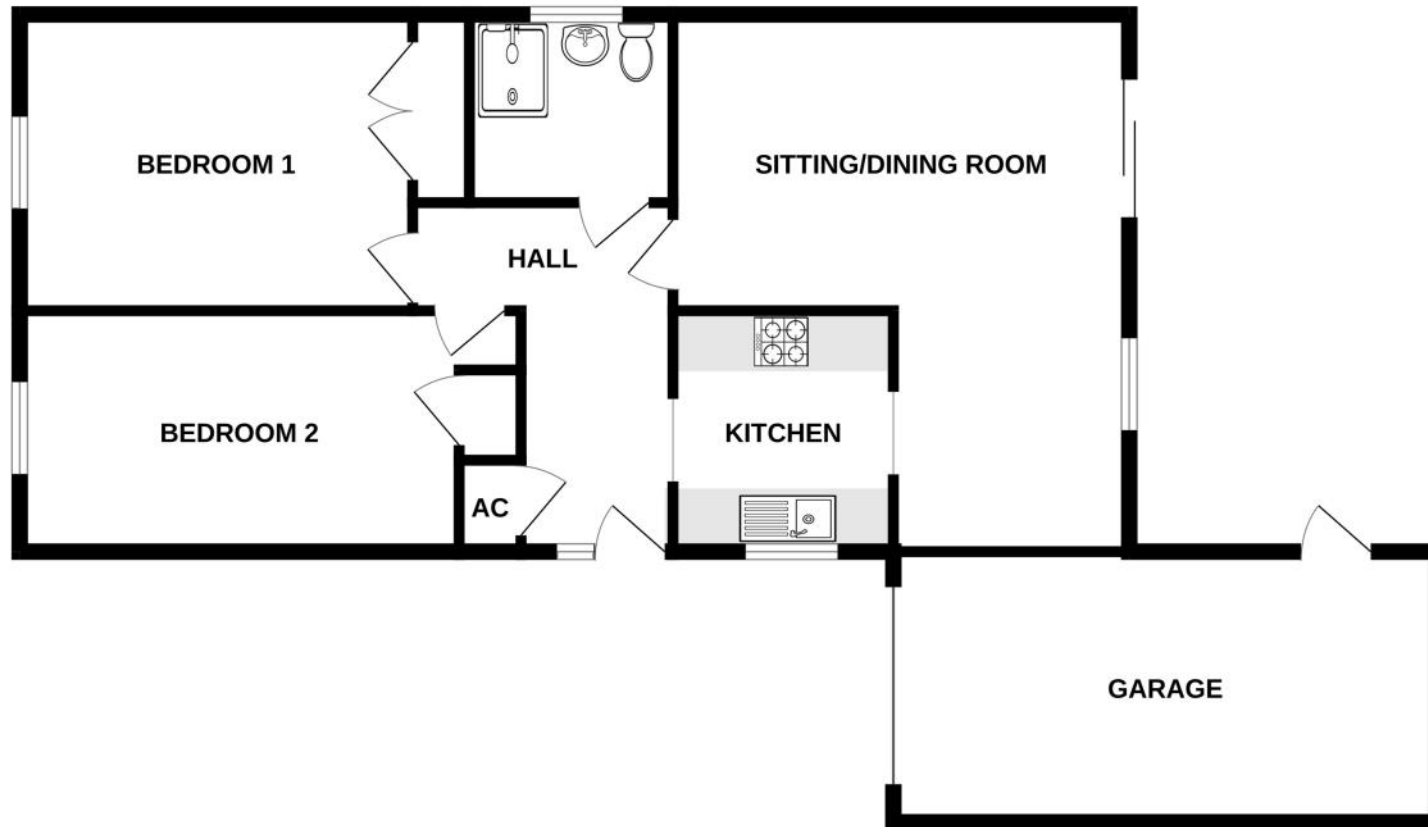
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GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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