



The Nest, Holt

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The Property

The property offered for let is a modern detached 3 bedroom house. Situated a short distance from Holt High Street and its extensive amenities. The accommodation briefly comprising: entrance hall, sitting room, well fitted out kitchen and a cloakroom. The first floor landing leads to 3 bedrooms and a shower room. Outside there is off street parking and a rear garden.

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 individual shops and businesses where a friendly and personal service still remains. 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

Leave Holt High Street via Station Road. At the bypass turn left and then right into Hempstead Road. Coronation Road is then the second turning on the right hand side.

The accommodation comprises:-

Entrance Hall Tiled floor with underfloor heating, built-in cupboard housing a pressurised system, controls for the air source heating and fire alarm, towel rail timer, contemporary staircase made of hardwood with glass balustrade, recessed spotlights, door to:-

Cloakroom Fitted with a contemporary pedestal hand basin and mixer tap and low level w.c., tiled floor, front aspect uPVC double glazed with obscure glass, underfloor heating.

Living/Dining Room 19' 0" x 16' 8" (5.79m x 5.08m) A lovely light and airy South facing room with three Velux roof lights, recessed spotlights and contemporary pendant light bulbs, in-built media centre, wood burning stove, pair of French doors with matching side panels to rear garden, tiled floor with underfloor heating, fire alarm and air vents.

Kitchen 12' 6" x 12' 2" (3.81m x 3.71m) Beautifully fitted with a wide range of base units with working surfaces over, matching wall units, Bosch electric oven, ceramic hob and extractor over, single bowl single drainer sink with mixer tap, breakfast bar, space for an American style fridge, integrated dishwasher.

First Floor Landing Side aspect uPVC double glazed window, glazed banister, laminate flooring, radiator, hatch to loft, door to:-

Bedroom 1 12' 3" x 10' 2" (3.73m x 3.1m) Rear aspect uPVC double glazed window, laminate flooring, radiator, recessed spotlights, air vent, media points.

Bedroom 2 12' 3" (reducing to 8') x 10' 11" (3.73m x 3.33m) Front aspect uPVC double glazed window, radiator, recessed spotlights, air vent.

Home Office/Bedroom 3 10' 7" reducing to 7' 4" x 7' 4" (3.23m reducing to 2.18m x 2.24m) Front aspect uPVC double glazed window, laminate flooring, radiator, recessed spotlights, air vent.

Shower Room 6' 4" x 6' 4" (1.93m x 1.93m) Fitted with a large walk-in shower with sliding door and shower system including rainwater head and shower hose, low level w.c., wall hung hand basin with mixer tap, part tiled walls, tiled floor, rear aspect uPVC double glazed window with obscure glass, heated towel rail, recessed spotlights and air vent.

Outside The front garden of the property has been paved to allow for parking with a French drain and gravel edging. To the rear of the property is a paved sandstone patio leading onto a neatly tended lawn and the whole garden is enclosed with timber fencing. The air source heat pump is located out here and there is a small area to the side of the property which is shingled and useful for storage. There is an 8' x 10' garden shed which provides storage, has light and power, plumbing for a washing machine and space for a tumble dryer.

General Information

Rent: £1095 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1263 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £250 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Availability: This property is available from the 10th November 2023

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

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

Important Notice

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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.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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