



VALLEY LANE

Holt, Norfolk, NR25 6SF
Guide Price £625,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

From the Agents office on the Market Place proceed along the High Street to the junction with Norwich Road. Turn left and immediately right into Valley Lane just before the School. The property is situated towards the end of Valley Lane on the right hand side.

DESCRIPTION

A large three bedroom detached bungalow situated in a prime location just off Holt town centre with views over the Glaven Valley. The accommodation briefly comprises; large entrance hallway, open plan kitchen/dining room, utility room, living room, master bedroom with en suite bath and shower room, two further bedrooms and a family bathroom. The property is approached via a shingled driveway providing ample off road parking leading to a detached garage. The property boasts fully enclosed, well stocked private gardens including an elevated patio area. Offered with no onward chain.

SPECIFICATION

- Large Detached Bungalow.
- Prime Location situated just off the Town Centre.
- Views over the Glaven Valley.
- Detached Garage.
- Fully enclosed Garden Grounds.
- Gas Central Heating.
- Open Plan Kitchen/Dining Room.
- Separate Utility Room.
- Living Room.
- Family Bathroom.
- Master Bedroom with En Suite Bath & Shower Room.
- Two further Bedrooms.
- Flexible Accommodation.
- Offered with no Onward Chain.

ANTI MONEY LAUNDERING LEGISLATION

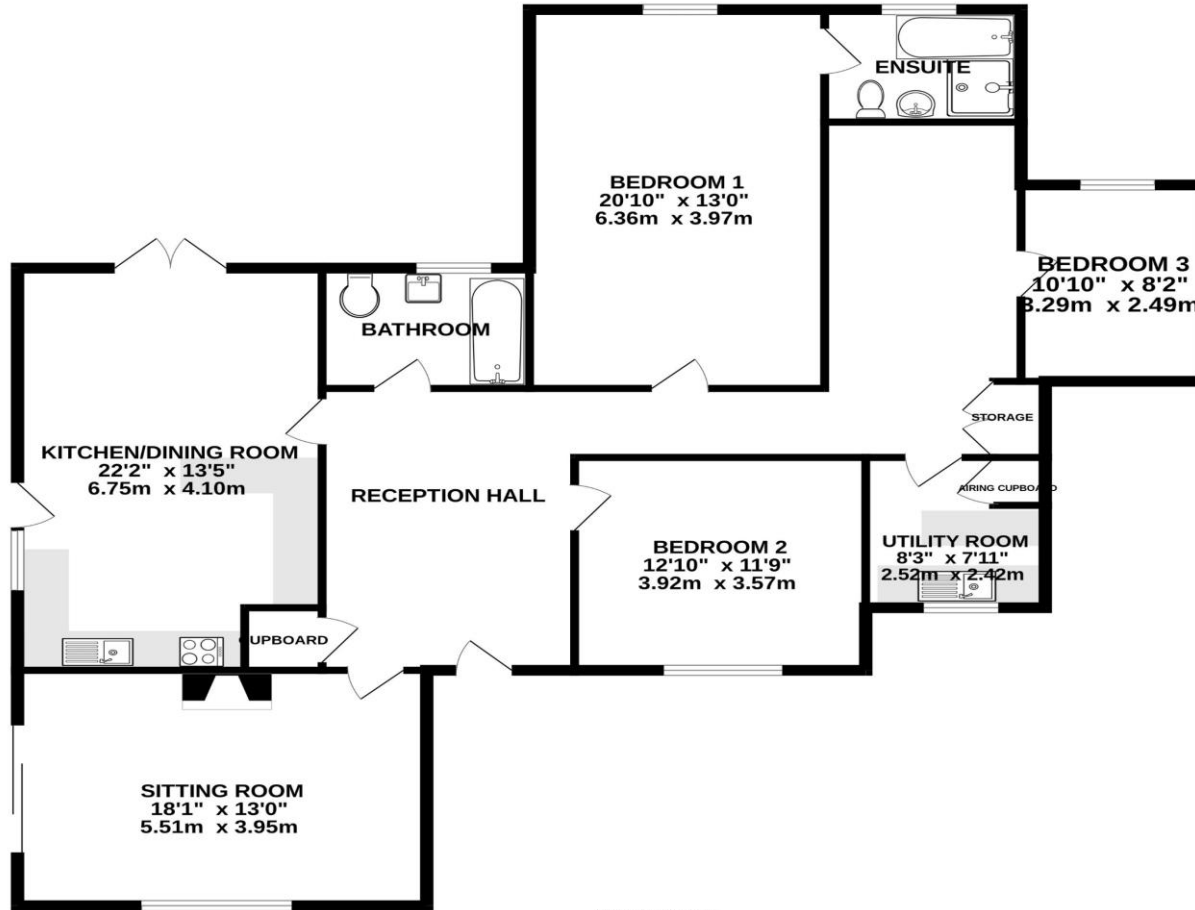
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



1a Market Place, Holt, Norfolk, NR25 6BE
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GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.



16A VALLEY LANE
TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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