



4 Glaven Hale Close, Holt

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**4 Glaven Hale Close,
Holt, Norfolk NR25 6FA**
North Norfolk Coast 3 miles
Norwich 20 miles

An exceptionally well appointed detached two bedroom bungalow which has been extended and re-styled by the present owners. The property is pleasantly situated in a small private cul-de-sac and is convenient for Gresham's Schools and Holt High Street and all its extensive amenities.

GUIDE PRICE £350,000



The Property

Glaven Hale Close is a small, select and quiet development convenient for Gresham's Schools and also Holt High Street with its extensive amenities. Constructed in 2003 by local builders Character Homes Ltd, the property has been extended and re-styled by the present owners and now offers exceptionally well appointed individual accommodation which comprises, an entrance hall, sitting/dining room, light and airy glazed garden room with vaulted ceiling. Well fitted out kitchen, a study, two bedrooms and a family bathroom. The bungalow has the benefit of UPVC sealed unit windows and doors throughout, coving to ceilings, some fitted blinds and gas fired central heating. Outside, there is off street parking and a private paved rear garden. The property is being sold with no onward chain.

Location

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. 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 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. Upon reaching Gresham's Preparatory School turn right into Grove Lane. Continue straight on into Pearsons Road and take the second left hand turning into Pearsons Close. Turn first left into Glaven Hale Close and after a short distance No 4 will be found on your right hand side.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Radiator. Oak flooring.

Sitting /Dining Room (17'2 x 14'4)

Radiator. Oak flooring, television point. Archway to: -

Garden Room (13'6 x 13'5)

The glazed garden room has a vaulted ceiling with four Velux windows, a wood burner and television point. Karndean flooring. Double doors leading to the rear garden. Underfloor heating.

Kitchen (9'6 x 7')

Range of fitted base units with working surfaces over. Inset electric oven, gas surface hob, extractor hood. Fitted fridge and freezer. Plumbing for automatic washing machine. Inset single drainer sink with mixer tap. Tiled splashbacks. Range of matching wall units. New wall mounted gas fired boiler for central heating and domestic hot water. Radiator.

Study (8'7 x 6'7)

Radiator. Oak flooring.

Bedroom One (13'3 x 9')

Radiator. Telephone point. Range of fitted bedroom furniture comprising wardrobes, fitted shelving, drawers and a dressing table.

Bedroom Two (9' x 8'8)

Radiator.

Bathroom

Panelled bath with mixer tap and Mira shower over. Fitted shower screen. W.C. Vanity unit with basin over. Heated towel rail, tiled floor.

Curtilage

To the front of the property there is tarmacadam off street parking for one vehicle. There is pedestrian access down both sides of the property leading to the rear garden which is mostly paved and has a raised flower and shrub beds and various inset mature shrubs and trees. There is also outside up lighting and this is all fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: C (£1904.02—2023/24)

Energy Performance Certificate: To be confirmed.

Local Authority: North Norfolk District Council: Tel: 01263 513811.

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

Ref: H313157.

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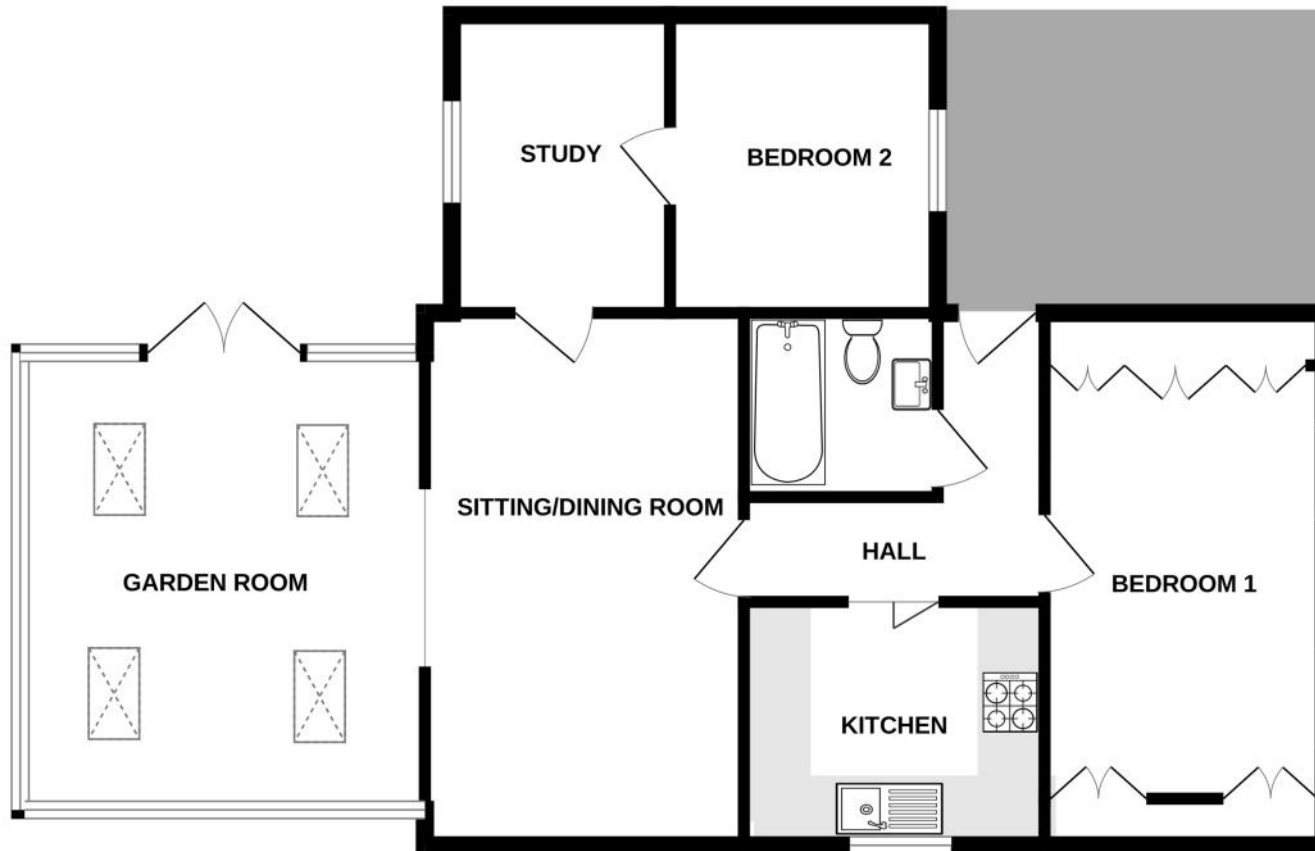
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GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



4 GLAVEN HALE CLOSE, HOLT NR25 6FA

TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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