



KENWYN CLOSE

Holt, Norfolk, NR25 6RS
Guide Price £530,000

BROWN & CO
COCKERTONS



KENWYN CLOSE

Holt, Norfolk, NR25 6RS

DESCRIPTION

A three bedroom detached bungalow situated in a highly sought after residential location in the market town of Holt, within walking distance of the town centre.

The property has been sympathetically renovated throughout to an extremely high standard to provide an elegant living space.

The accommodation comprises: entrance hallway, open plan kitchen/dining room, living room, cloakroom, master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property benefits from a single garage and a driveway providing off road parking. To the rear is a fully enclosed south facing garden boasting a large patio area and newly laid lawn.

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.





SPECIFICATION

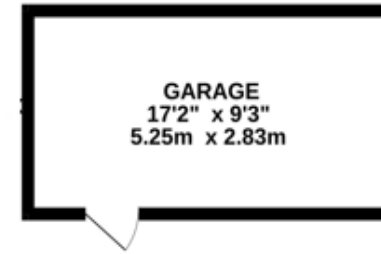
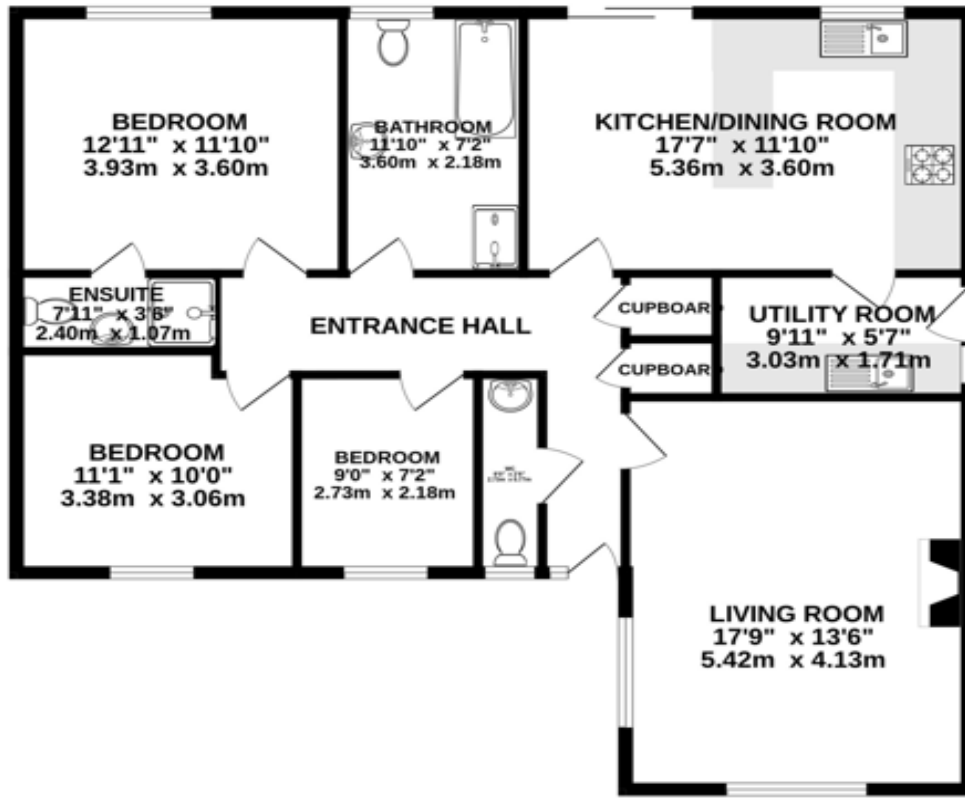
- Detached Bungalow in a highly sought after location
- Within walking distance of Holt town centre
- Fully refurbished throughout to a high standard including engineered oak flooring, quartz work surfaces, built in appliances and porcelain tiling
- Gas Central Heating
- Open Plan Kitchen/Dining Room with breakfast bar and views over the rear garden
- Utility Room
- Living Room with Wood Burner
- Master Suite with Shower Room and fitted sliding wardrobes
- Two further Bedrooms
- Family Bathroom with walk in shower, separate bath and large vanity unit
- Separate Cloakroom
- Garage with power, light and electric roller door
- Off road parking
- Fully enclosed, private south facing rear Garden
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed. Prospective purchasers should be aware a family member of the seller works at Brown & Co.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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