



34 Blackthorne Avenue, Holt

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**34 Blackthorn Avenue, Holt, Norfolk**

**NR25 6TY**

North Norfolk Coast 3 miles,

Norwich 20 miles

A well appointed detached bungalow situated on the edge of this popular development backing onto open farmland and woodland. Holt High Street and all its extensive amenities are a short flat walkaway.

**GUIDE PRICE £330,000**



## THE PROPERTY

The property offered for sale is an immaculately presented detached two bedroom bungalow, very pleasantly located on the outskirts of this popular residential development backing onto open farm land and woodland. Holt town centre and its extensive amenities are a short, flat walk away. The accommodation comprises an entrance hall, a sitting room, a well fitted out kitchen, separate dining room, two bedrooms, Dining Room/Bedroom 3 and a shower room. Benefits include UPVC sealed unit windows and doors throughout and gas fired central heating. Outside, a concrete driveway leads down the side of the bungalow providing ample off street parking and leading to a detached brick and tile garage. To the front of the property is a lawned garden and to the rear is a paved and fully enclosed garden.

## LOCATION

Blackthorn Avenue is a quiet residential area with pedestrian access to Holt High Street via a footpath and Peacock Lane. 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 that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. 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 and an international airport.

## DIRECTIONS

**On foot** from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. At the end of Peacock Lane bear right and follow the track for around 200 yards, upon reaching Woodfield Road turn right. Take the second left turning into Blackthorn Avenue.

**By road**, from Holt High Street proceed into Cromer Road. Upon reaching Gresham's Prep School turn left into Kelling Road. Take the third left turning by the Sports Centre into Woodfield Road. Continue for around ¼ mile whereupon you will find Blackthorn Avenue on your right.

## Accommodation

UPVC front door, leading to -

### Entrance Hall

Airing cupboard with fitted shelving. Cupboard housing the gas fired boiler for central heating and domestic hot water.

### Sitting Room (16'4 x 12'2)

Open fireplace housing a gas fire. Television point. Radiator.

### Kitchen (10'4 x 9'5)

Good range of fitted base units with working surfaces over. Range of matching wall units. Tiled splashbacks. Plumbing for automatic washing machine. Electric surface hob. Extractor hood. Fitted double oven. Fitted fridge and freezer. Inset one and half bowl sink unit with mixer tap. Heated towel rail. Tiled floor.

### Bedroom One (13'2 x 9'8)

Radiator.

### Bedroom Two (10' x 10'5)

Fitted wardrobes, radiator.

### Dining Room /Bedroom 3 (10'1 x 10'7)

Radiator. Double doors leading to the rear garden.

### Shower Room

White suite comprising WC, pedestal washbasin, shower cubicle with fitted shower. Heated towel rail. Fully tiled floor and walls.

## Curtilage

A concrete driveway leads down the side of the bungalow and to a detached brick and tile garage (18' x 9'5) with electric roller doors, power and light and a personal door leading to the rear garden. To the front of the property, steps lead up to a paved path and to the front door. There is also a lawned front garden with flower and shrub beds. To the rear of the property is a paved garden which is fully enclosed by wooden panelled fencing.

## General Information

Tenure: Freehold.

Services: All mains services are connected.

**Council Tax:** Band D (£2245.88 – 2023/24)

**Energy Performance Certificate:** Band D.

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

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Reference:** H313181.

**Please Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Agents Note.** All the pictures in this brochure were taken in July 2020.

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## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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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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GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



34 BLACKTHORN AVENUE, HOLT NR25 6TY

TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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