



34 Grove Lane, Holt, Norfolk

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Independent Estate Agents

Pointens





**34 Grove Lane  
Holt, Norfolk NR25 6EG**

North Norfolk Coast 3 miles,  
Norwich 20 miles

**2 bedroom traditional brick and flint cottage situated in a much favoured residential area of the town. A particular feature of the property is the 90' due south facing rear garden. There is no onward chain.**

**GUIDE PRICE £250,000**



## The Property

A rare opportunity to acquire a traditional brick and flint cottage under a pantile roof in a much favoured part of the town. The cottage has accommodation comprising of a kitchen, sitting room, rear porch and a bathroom. On the first floor a landing leads to two bedrooms. The property also enjoys uPVC double glazed windows and doors, and was re-roofed 18 months ago. A particular feature is the 90' due south facing rear garden planted with extensive mature shrubs, a patio and three outbuildings. There is no onward chain.

## The Location

Grove Lane is a popular residential area of the town a few minutes walk from Gresham's Schools and Holt High street. Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich with its International Airport and mainline station to London Liverpool Street takes about 40 minutes by car.

## Directions

Leave Holt High Street via the Cromer Road. After passing Gresham's Preparatory School turn right into Grove Lane. Turn first left also sign posted Grove Lane. After around 200 yards you will find 34 Situated on your right hand side identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

uPVC front door Leading to -

### Sitting Room (14'1 x 11'9)

Tiled period fireplace, fitted cupboard.

### Kitchen (13'8 x 8'3)

Range of fitted base units with work surfaces over. Inset sink with mixer tap. Tiled splashbacks, matching wall units. Staircase to first floor. Shelved pantry.

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

Sealed fireplace housing a gas fire, airing cupboard, original bread oven. Airing cupboard, fitted shelving, ceiling beam.

### Rear Hall

Coat pegs, door to rear garden.

### Family Bathroom

Panel bath with mixer tap and shower attachment, pedestal washbasin, wc. Tiled walls and floor. Wall mounted electric heater.



## First Floor Landing

Leading to:

### Bedroom One (12'9 x 12'5)

Fitted shelving, cupboard.

### Bedroom Two (8'3 8'2)

Shelved recess, ceiling beam.

### Curtilage

To the rear of the property is a 90' due south facing rear garden which has a sunny patio area for outdoor dining and barbecues. There are many inset shrubs and plants, brick and tile garden store (10'6 x 7'4). Two useful brick and tile outbuildings, wooden summer house. A pedestrian gate leads along the back of the terrace to the public highway. The rear garden is 90' long. There is no parking within the freehold, however, there is unrestricted parking in nearby Meadow Close.

### General Information

**Tenure:** Freehold.

**Council Tax Band:** A £1428.01 £2023/24.

**Energy Performance Certificate:** To be confirmed

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

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

### Important Notice

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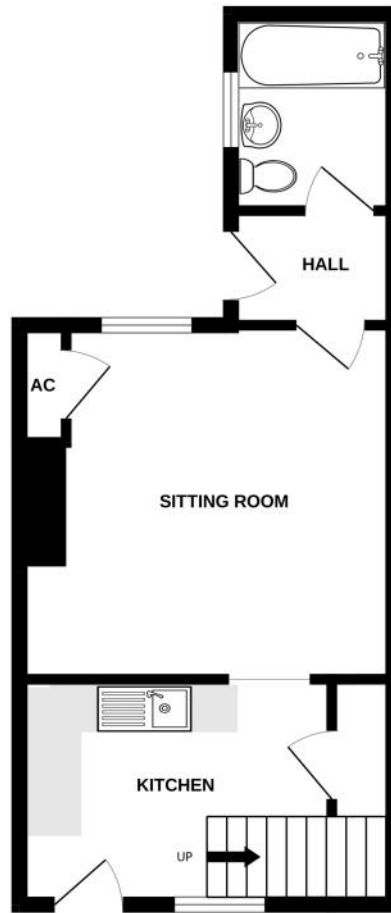
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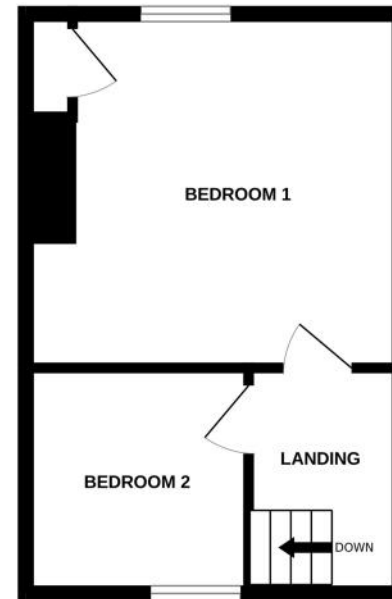
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GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



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TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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