



# THE BRINDLES

Pearsons Road, Holt, Norfolk, NR25 6EJ  
Guide Price £725,000

**BROWN & CO**  
COCKERTONS



# THE BRINDLES

Pearsons Road, Holt, Norfolk, NR25 6EJ

## DESCRIPTION

The Brindles is a detached residence situated in a prime residential location within walking distance of the Georgian town of Holt and opposite Gresham's School. The property is tucked away off Pearsons Road and is approached via a private gravelled driveway leading to electric gates, the brick weave driveway provides ample off road parking. The side and rear gardens are fully enclosed offering a large patio area extending to the whole width of the property. There is a mixture of mature shrubs, hedging and flower borders and a covered barbecue area with barbecue, fridge, power and light, seating and storage.

The property offers a contemporary flow boasting two reception rooms, a kitchen/dining/breakfast room, utility room and separate cloakroom. There is a master suite, three further double bedrooms, all with built in wardrobes and two with en suite shower rooms. On the first floor is a large reception room/further bedroom which can be used for a variety of purposes.

## LOCATION

The Brindles is situated in the beautiful Georgian town of Holt which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Detached Residence
- Tucked away in a Prime Residential Location
- Within Walking Distance of Holt Town Centre
- Opposite Gresham's School
- Ample Off Road Parking
- Private Gardens with outside Barbeque Area
- Well stocked with a variety of shrubs & plants
- Open Plan Kitchen/Dining/Breakfast Room
- Utility Room
- Two Reception Rooms
- Master Suite
- Three further Double Bedrooms, two with En Suite Shower Rooms
- Cloakroom
- Large Reception Room/Bedroom on the First Floor
- Gas Central Heating & Double Glazing

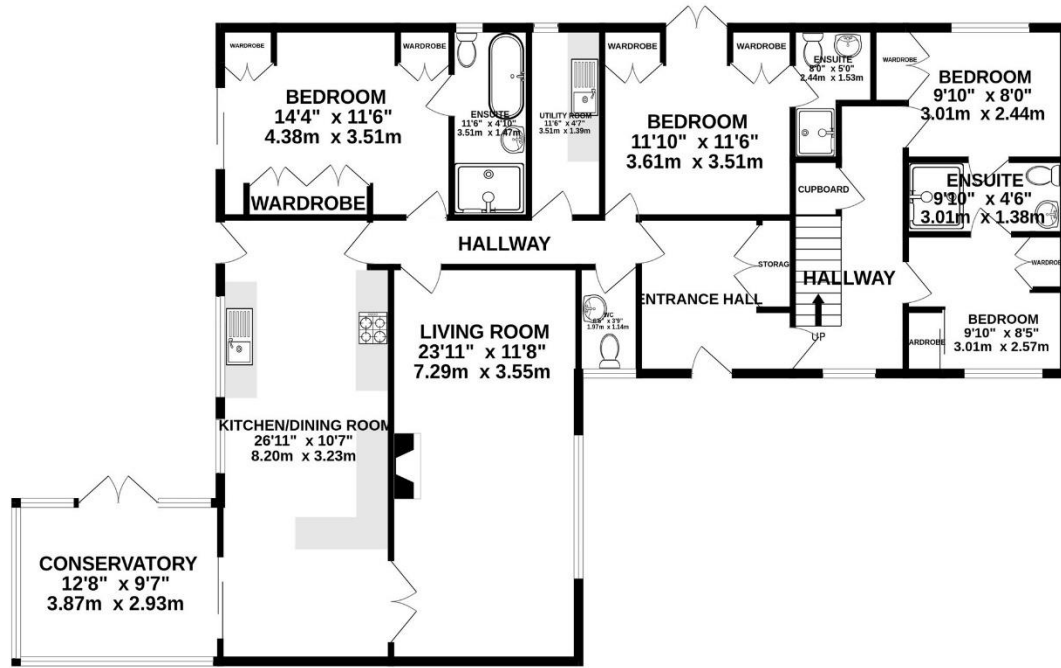
## GENERAL REMARKS & STIPULATIONS

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

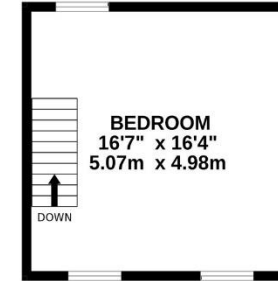




GROUND FLOOR  
1603 sq.ft. (148.9 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



THE BRINDLES, HOLT

TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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