



Independent Estate Agents

Pointens





**The Ivy, 42 Neil Avenue,
Holt, Norfolk NR25 6TG**

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

A superbly appointed family house situated in a much favoured residential area of the town. The property is conveniently situated for Gresham's Schools, Holt High Street, Holt Country Park with its extensive woodland walks and the stunning North Norfolk Coast.

NO ONWARD CHAIN

GUIDE PRICE £499,950



The Property

The property offered for sale is an immaculately presented and spacious four bedroom detached house constructed in 2003 by award winning builders Hopkins Homes. The accommodation is over two floors and briefly comprises an entrance hall and a triple aspect sitting room with a coal effect gas fire. Double doors lead to a well fitted out kitchen/diner and this in turn leads to a UPVC Victorian style garden room overlooking the private rear garden. There is also a rear lobby and cloakroom. On the first floor a spacious landing leads to a master bedroom with en suite, three further good sized bedrooms and a family bathroom. Other benefits include gas fired central heating, a security alarm system, Upvc sealed unit double glazed windows and doors throughout and coved ceilings. Outside, the property is approached over a shingle driveway that leads to a garage. There is a lawned front garden and a pathway leads down the side of the property to the private and well tended south west facing rear garden. There is no onward chain.

The Location

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 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.

Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. After around 150 yards you will go over a cobbled speed ramp, take the next right hand turning and the property is the second property on the right.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Radiator, telephone point, staircase to first floor.

Sitting Room (Triple Aspect 15'3 x 13'5)

Open fireplace housing a coal effect gas fire with wooden mantel surround, television and two telephone points, radiator. Double doors leading to:-

Kitchen/Dining Room (22' x 11'2)

Excellent range of fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap. Fitted dishwasher, electric double oven, gas surface hob with extractor hood, tiled splashbacks, matching wall units with under lighting, ceiling spot lights. Understair cupboard with alarm panel, tiled floor, radiator. Newly installed wall mounted Worcester Bosch boiler with a ten year parts and labour warranties for domestic hot water and heating. Door to garden room.

Rear Lobby

Door to garden, door to garage.

Cloakroom

Radiator, wc, pedestal washbasin.

Garden Room (9'1 x 8'3)

Tiled floor, radiator, ceiling light and fan, fitted blinds, double doors to garden.

First Floor Landing

Airing cupboard with modern pressurized hot water tank and fitted shelving, loft access.

Bedroom One (13'7 x 10'5)

Radiator, fitted double and single wardrobes, telephone point.

En-suite

Tiled shower cubicle with glass door and Aqualisa shower, wc, pedestal washbasin, radiator, electric shaving point.

Bedroom Two (15' x 8'8)

Radiator, single wardrobe

Bedroom Three (9'9 x 9'5)

Radiator.

Bedroom Four (8'8 x 7'9)

Radiator.

Family bathroom

Pedestal wash basin, panelled bath with mixer tap and shower attachment, wc, tiled splashbacks, radiator, electric shaver point.

Curtilage

The property is approached over a shingle driveway that leads to a garage with electric roller door, electric power, light and fitted shelving. To the front of the property is a lawned garden. A patio path leads down the side of the property to the very private south west facing rear garden.. This is laid mostly to lawn with shrub and flower bed borders and a patio, all enclosed by wooden panelled fencing.

All our properties can be seen on the internet at
www.pointens.co.uk and www.rightmove.co.uk



General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: D (£2,245.88 – 2024/25)

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

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

Reference: H313212.

IMPORTANT NOTICE

Please note that this property is owned by an employee of Pointens Estate Agents.

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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.

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GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



42 NEIL AVENUE, HOLT. NR25 6TG

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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