



10 Buzzard Way, Holt

See all our properties at  [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





10 Buzzard Way, Holt
Norfolk NR25 6GL
North Norfolk Coast 3 miles,
Norwich 20 miles

The property offered for sale is an end of terrace house situated on the south eastern outskirts of the town. In excellent order throughout the property offers 2 bedrooms (master ensuite) 4 allocated car parking spaces and an enclosed private rear garden. A short distance from the property is Holt Country Park and its 100 acres of mixed woodland, extensive walks and abundant wildlife.

GUIDE PRICE £285,000



The Property

The property offered for sale is an exceptionally well appointed end of terrace modern home constructed by Lovell Homes in 2018. The accommodation offered briefly comprises of an entrance hall, a sitting room, a well fitted out kitchen/diner, and a cloakroom. The stairs lead to a first floor landing which in turn leads to the master bedroom (en-suite) a further bedroom and a family bathroom. The property also enjoys the remainder of the NHBC guarantees, gas fired central heating and sealed unit doubled glazing throughout. Outside, unusually there are four allocated parking spaces and to the rear of the property there is a private, fully enclosed garden.

The Location

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. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. 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 Station Road. Upon reaching the Holt by-pass turn left and continue on to the roundabout. At the roundabout take the second exit into Heath Drive. Turn first right into Robin Close. And first right into Woodpecker Drive. At the T junction turn left. The entrance to Buzzard Way will then be on your right hand side.

Accommodation

The accommodation comprises: -

A front door leading to an:-

Entrance Hall

Staircase to the first floor, radiator.

Sitting Room (13'10 x 11'8)

Radiator, telephone and television point. Understair cupboard.

Kitchen/Diner (11'8 x 10'10)

Range of fitted base units with working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap. Fitted electric oven, gas surface hob, extractor hood. Fitted fridge and freezer. Tiled splashbacks and a range of matching wall units. Plumbing for automatic washing machine. Radiator, television and usb point. Patio doors leading to the rear garden.

Cloakroom

Wc, washbasin, radiator.

First Floor Landing

Radiator, airing cupboard.

Bedroom One (15' x 9'7)

Fitted double wardrobe, radiator, television, usb and telephone point.

En-suite

Shower cubicle with fitted shower, washbasin, wc. Heated towel rail, half tiled walls, electric shaver point.

Bedroom Two (10'9 x 7'8)

Radiator. Telephone, usb and television point.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Washbasin, wc, heated towel rail. Half tiled walls, electric shaver point.

Curtilage

To the front of the property there are four allocated parking spaces and to the rear there is a very private garden which has a patio area, a lawn, raised shrub beds and a personnel door. Wooden garden shed with electric power and light, fitted shelving and a work bench. All fully enclosed with a mixture of flint and brick walling and wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: C (2024/25—£1996.34)

Energy Performance Certificate: Band B.

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

Services: All mains services are connected.

Broadband: Full Fibre Broad band.

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

Ref: H313237

Important notice

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

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

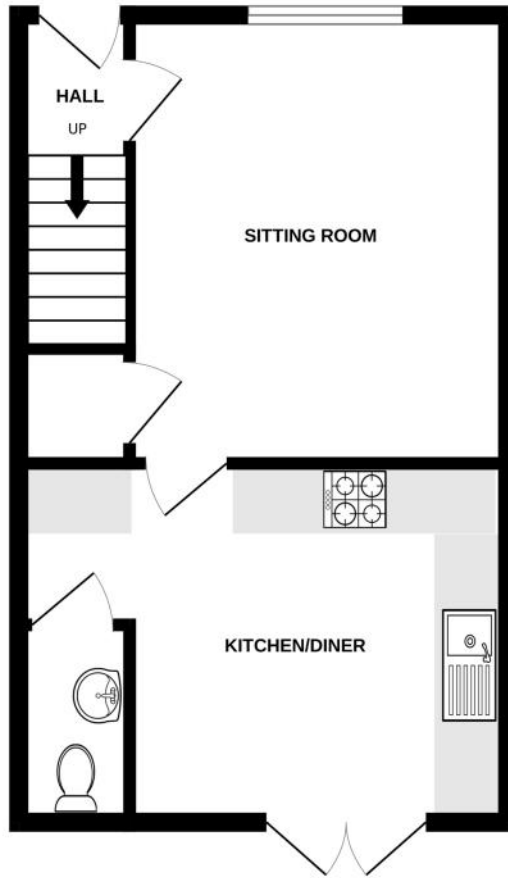
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

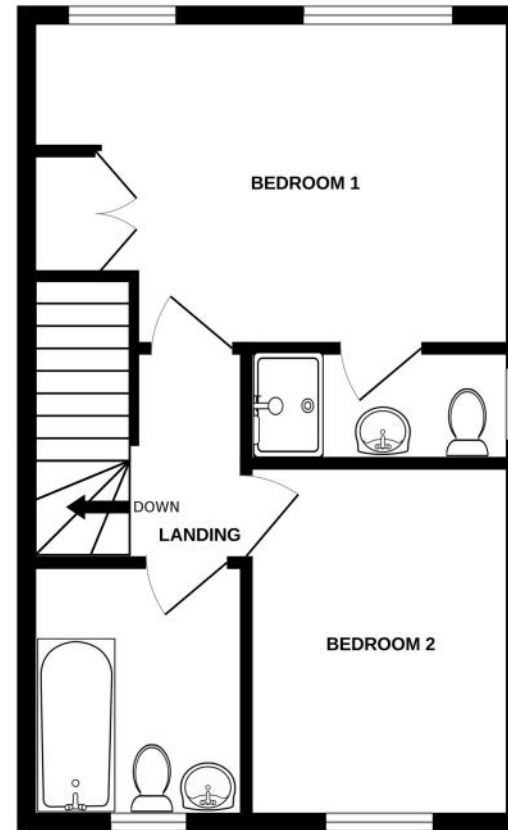




GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



10 BUZZARD WAY, HOLT, NORFOLK NR25 6GL

TOTAL FLOOR AREA : 752 sq.ft. (69.8 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.
Made with Metropix ©2024



Pointens

Independent Estate Agents

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk