



18 Mill Street, Holt

Independent Estate Agents

Pointens





18 Mill Street, Holt, Norfolk

NR25 6JB

North Norfolk Coast 3 miles,

Norwich 20 miles

A superbly presented detached 3 bedroom bungalow in a quiet location a stones throw from the High Street and all its extensive amenities. A particular feature of the property is the due south facing rear garden.

Guide Price £495,000



The Property

The property offered for sale is a well presented detached three bedroom bungalow in an enviable location which has easy access to the town centre and its extensive range of amenities. The accommodation briefly comprises of an entrance hall, a large sitting/dining room, a well fitted out kitchen, three bedrooms and a family bathroom. The property also enjoys uPVC sealed unit windows and doors throughout and gas fired underfloor heating. Outside there is a shingled parking area for several vehicles and to the rear of the property is a south facing, enclosed lawned garden. The property is being sold with no upward chain.

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 individual shops and businesses where a friendly and personal service still remains. 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 away from where there is a fast rail service to London Liverpool Street and an international airport.

Directions

From the agent's office proceed along the High Street towards the Memorial. Bear left into Shirehall Plain. Keep left and you will come into Albert Street. Go past the car park and then take the right hand fork in the road. Where the road bears left, turn right onto an unadopted road. No 18 will then be found at the end of this road.

Accommodation

The accommodation comprises of:-

Covered entrance porch

Front door leading to:-

Entrance Hall

Tiled floor, cupboard housing the gas fired boiler for the underfloor heating and domestic hot water.

Sitting Room (24'2 x 14'2)

Open fireplace housing a wood burner. Television point. Two pairs of uPVC double doors leading to the rear garden.

Kitchen (11'8 x 11' maximum)

A good range of fitted base units and wooden work surfaces over. Inset 1 1/2 bowl sink unit with mixer tap. Gas surface hob, extractor hood, double oven, microwave. Fitted fridge/freezer, dishwasher and plumbing for automatic washing machine. Two wall units, stable door to the rear garden. Tiled floor.

Bedroom One (12' x 11')

Window to front aspect.

Bedroom Two (12'2 x 10')

Window to front aspect.

Bedroom Three (8'7 x 8'3)

Window to side aspect.

Family Bathroom

Shower bath with fitted screen and shower. Pedestal washbasin, WC, heated towel rail.

Curtilage

To the front of the property there is a shingled drive and down both sides of the property that provides off street parking for several vehicles. A pedestrian gate leads to a south facing rear garden which is mostly laid to lawn together with a patio area, enclosed with wooden fencing. There are various inset flower and shrub beds, a wooden garden shed with electric power and light. A personnel door leads to the Albert Street car park.

General Information

Tenure: Freehold.

EPC Rating-: Band D.

Tax Band: C (2024/25—£1996.34)

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

Services: Mains electric, water and gas. Drainage is via a septic tank.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313238.

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Important Notice

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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.

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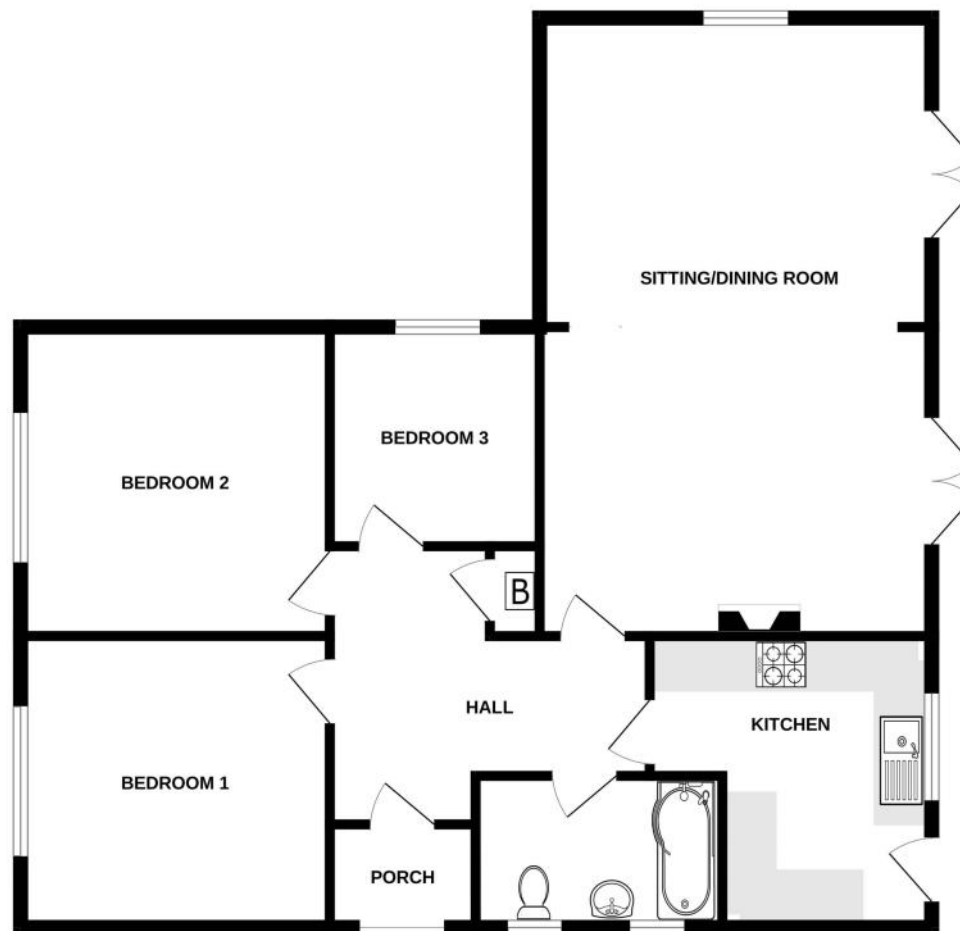
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



18 MILL STREET, HOLT, NORFOLK NR25 6JB

TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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