











**4 Pearsons Road, Holt,  
Norfolk NR25 6EJ**

North Norfolk Coast 2 miles, Norwich 25 miles

A superbly appointed family sized home in a sought after residential area of Holt. The property is convenient for Gresham's Schools and Holt High Street. There is no upward chain.

**GUIDE PRICE £795,000**



## The Property

The property offered for sale is a spacious, detached family home, constructed by renowned local builders, Character Homes, in 2007. Built to a high standard, the property comprises an entrance hall, a dining room, a well fitted out kitchen/diner, a sitting room, study and a cloakroom. On the first floor there are four double bedrooms (two with en-suites) and a bathroom. The property has the benefit of coved ceilings, UPVC sealed unit double glazing and gas fired central heating. Outside, the property is approached over a brickweave driveway which in turn leads to an integral double garage. To the rear of the property is an enclosed, west facing, private garden. This property has no onward 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 that is 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 (Liverpool Street).

## Directions

Leave Holt High Street via the old Cromer Road. Just after passing Gresham's Prep. School turn right into Grove Lane. After around 50 yards this lane leads into Pearsons Road. The property will then be found after around another 100 yards on your right hand side, identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

**Storm Porch and Front Door** leading to-

### Entrance Hall

Oak effect laminate flooring, staircase to first floor, two radiators.

### WC

Two piece white cloakroom suite.

### Sitting Room (17' 10 x 13'9 Double aspect)

Door to breakfast room, open fireplace with sandstone surround fitted with an electric fire unit and wooden laminate flooring, two radiators, telephone and television points.

### Dining Room (14'8 x 9'7)

Wooden laminate flooring, radiator.

### Study/Family Room (10'3 x 9'2)

Wooden laminate flooring, radiator, Telephone and television point.

### Kitchen/Breakfast Room (26'5 x 9'2)

Fitted out with a good range of base units with granite work surfaces over. Inset double butler sink with mixer tap, tiled splashbacks, integrated dishwasher. Range style cooker with extractor hood. Breakfast bar. Tiled splashbacks and a range of matching wall units. Radiator, door to garden.

### Utility Room (9'x 5'5)

Range of wall and base units, single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble drier. Tiled floor, radiator.

## First Floor

### Landing

Radiator.

### Master Bedroom (12'8 x 12')

Views over Gresham's playing fields. Fitted wardrobes, radiator.

### En-suite

Wash basin, wc, panelled bath, tiled shower cubicle with fitted Mira power shower. Half tiled walls, electric shaver point, heated towel rail.

### Bedroom Two (13'3 x 10'3)

Fitted wardrobes, radiator.

### En-suite

Pedestal washbasin, low level wc, tiled shower cubicle with a fitted Mira power shower. Half tiled walls, electric shaver point, heated towel rail.

### Bedroom Three (14'8 x 9'8)

Fitted wardrobes, radiator.

### Bedroom Four (11'10 x 10'8)

Radiator.

### Family Bathroom

Pedestal washbasin, low level wc, panelled bath with Mira shower over, fitted shower screen. Tiled splashbacks, electric shaver point. Heated towel rail.

### Curtilage

To the front of the property there is a brickweave driveway which provides ample off street parking and leads to a double length integral garage. There are also good sized private gardens to the rear of the property.

## General Information

**Tenure:** Freehold

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

**Council Tax Band:** F 2024/2025 - £3244.06

**Energy Performance Certificate Band:** C

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

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

**Reference:** H31027.

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed

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### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.









4 Pearsons Road, Holt, Norfolk NR25 6EJ 2159.3 sq feet

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