



Plot 47 - The Stanford John Allison Avenue, Holt  
Holt



Guide Price £415,000  
Minors & Brady

## Plot 47 - The Stanford John Allison Avenue

Holt, Holt

Guide Price £415,000.00 - £425,000.00. Positioned within an exciting new development in Holt, this contemporary four-bedroom link-detached home is a superb opportunity for those seeking modern, turnkey living. Thoughtfully designed to accommodate everyday family life, the property offers well-proportioned rooms, a stylish open-plan kitchen and dining area with separate utility, and a bright, 18ft living room that opens out to the rear garden. Boasting a 10-year Builders' Warranty, this property ensures peace of mind and security for its discerning residents. Finished to a high standard throughout and complete with driveway parking and a landscaped rear garden, this home is ready to welcome its first owners.

- Guide Price £415,000.00 - £425,000.00
- 10-year Builders' Warranty
- Spacious open-plan kitchen/dining area with adjoining utility room
- 18ft dual-aspect living room
- Principal bedroom with en-suite shower room and fitted wardrobe
- Three further bedrooms and a contemporary family bathroom
- Private driveway parking for two vehicles
- Enclosed rear garden
- Energy-efficient new build with high-quality finishes throughout
- Located within a desirable new development in Holt, close to amenities and schools

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Council Tax band: TBD

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



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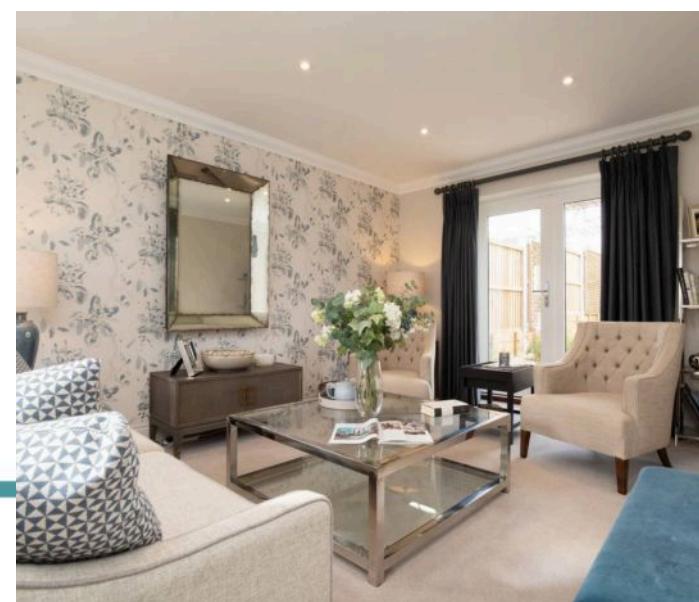
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### Location

Located in the charming Georgian town of Holt, this property on John Allison Avenue enjoys a prime position within a highly regarded new development, just a short stroll from the town's bustling centre. Holt is renowned for its elegant architecture, independent shops, galleries, and eateries, as well as the popular Bakers & Larners department store. With scenic countryside and coastal walks nearby, including easy access to the stunning North Norfolk coastline and Cley Marshes Nature Reserve, the area offers an enviable lifestyle for those seeking both convenience and natural beauty. Excellent road links and nearby schooling options further enhance Holt's appeal as a sought-after place to call home.

### John Allison Avenue

As you step inside, you are greeted by a welcoming ambience that flows seamlessly through the property. The ground floor features a generously proportioned kitchen and dining area, complete with an L-shaped kitchen design and a convenient utility room for added practicality. The focal point of the home is the 18ft living room, which is filled with natural light and



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Carport



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