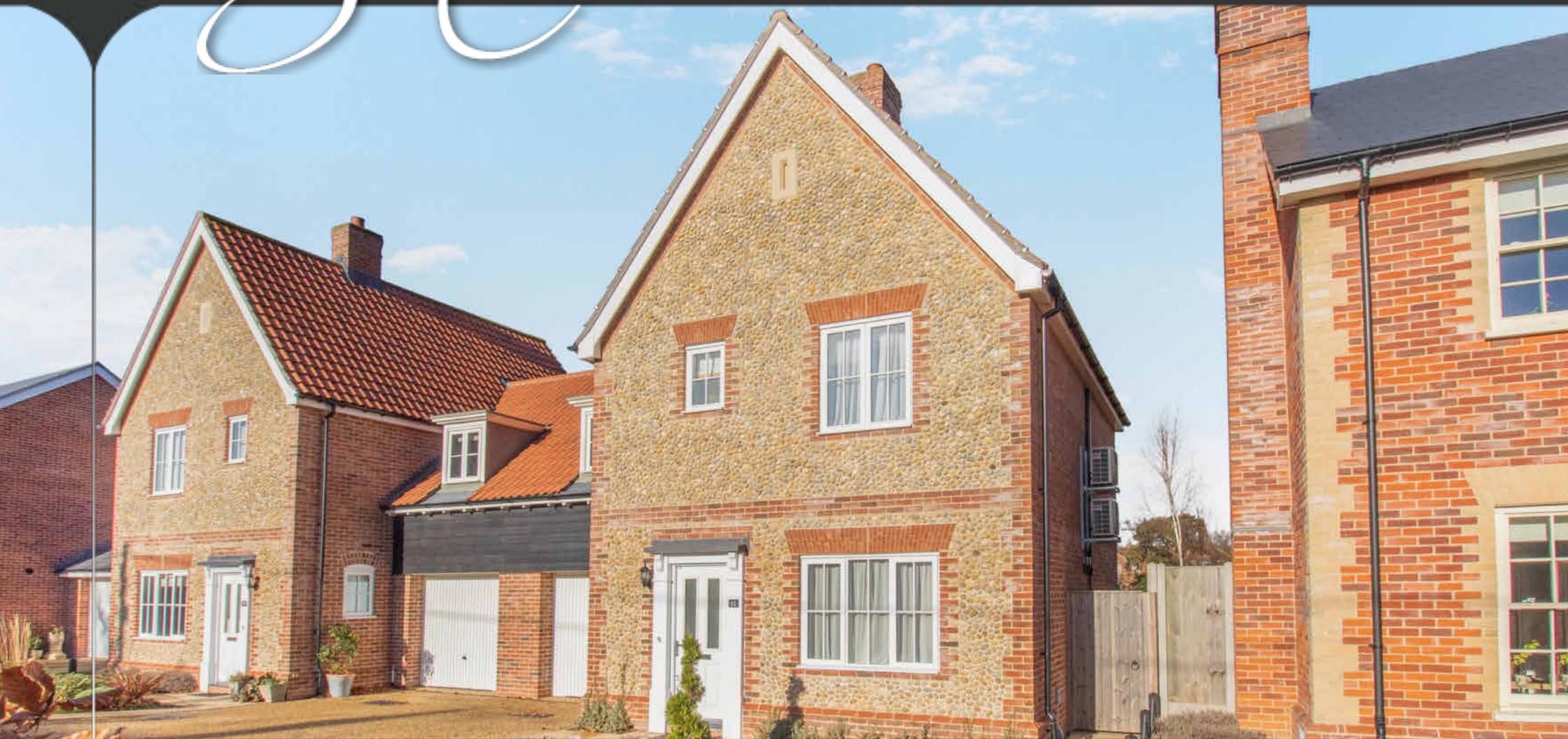


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# Select

Grove Lane  
Holt



A BEAUTIFUL, THREE-BEDROOM HOME BUILT IN 2021 THAT HAS BEEN FINISHED TO HIGH SPECIFICATION

A BEAUTIFUL, THREE-BEDROOM HOME BUILT IN 2021 THAT HAS BEEN FINISHED TO HIGH SPECIFICATION

## 61 Grove Lane, Holt, Norfolk NR25 6ED

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### RECEPTION HALLWAY

A light and airy hallway with a wall mounted radiator, Moduleo flooring, understairs cupboard with a fitted shoe cupboard, a tall built in cupboard (both of the cupboards are handmade bespoke), inset spot lighting, doors to cloakroom, lounge, kitchen and carpeted stairs rise to the first floor accommodation.

### CLOAKROOM

Low level WC, wash hand basin, heated towel rail, Moduleo flooring, wall mounted towel radiator, large storage cabinet and a window.

### SITTING ROOM

A carpeted room with a window to the front aspect, two wall mounted radiators, a wall mounted air conditioning unit, inset spot lighting, wood and glass doors were added that open from the sitting room to the kitchen. These doors were added to the home to maximise the amount of light that enters the kitchen.

### KITCHEN/DINING ROOM

A modern kitchen finished to a high specification. A range of base and eye level units provide storage and the work surfaces are made from Granite. There is a built in gas hob, electric double oven, extractor fan above, drainer sink unit, a built in washing machine/condenser dryer and dishwasher. To the rear there is a window and double glazed doors leading to the garden. In addition, the flooring is Moduleo, inset spot lighting and there is a space for dining/breakfast table.







## LANDING

A carpeted landing with access to the airing cupboard, all bedrooms and bathroom.



## PRINCIPAL BEDROOM

A large carpeted double bedroom with a wall mounted radiator and window to the front aspect. Wall mounted airing conditioning unit, built in double wardrobe and door to en-suite shower room.

## EN-SUITE SHOWER ROOM

A fully tiled shower room with a white suite comprising:- a low level WC, wash hand basin and walk in shower cubicle. Heated towel rail, wall mounted mirror fronted bathroom cabinet and a window.



### BEDROOM TWO

A fantastic, carpeted space that measures approximately 23ft x 10ft. This room can accommodate a double bed and offers an additional area that can be used as a study/seating area. Two wall mounted radiators, a window to the front aspect and a Velux window to the rear. Access to loft space.

### BEDROOM THREE

A carpeted double bedroom with a built-in wardrobe, wall mounted radiator and window to the rear aspect.

### BATHROOM

A modern, fully tiled family bathroom with a white suite comprising:- bath with wall shower fitted above, low level WC, wash hand basin, wall mounted towel heater, wall mounted mirror fronted bathroom cabinet and window to rear aspect.



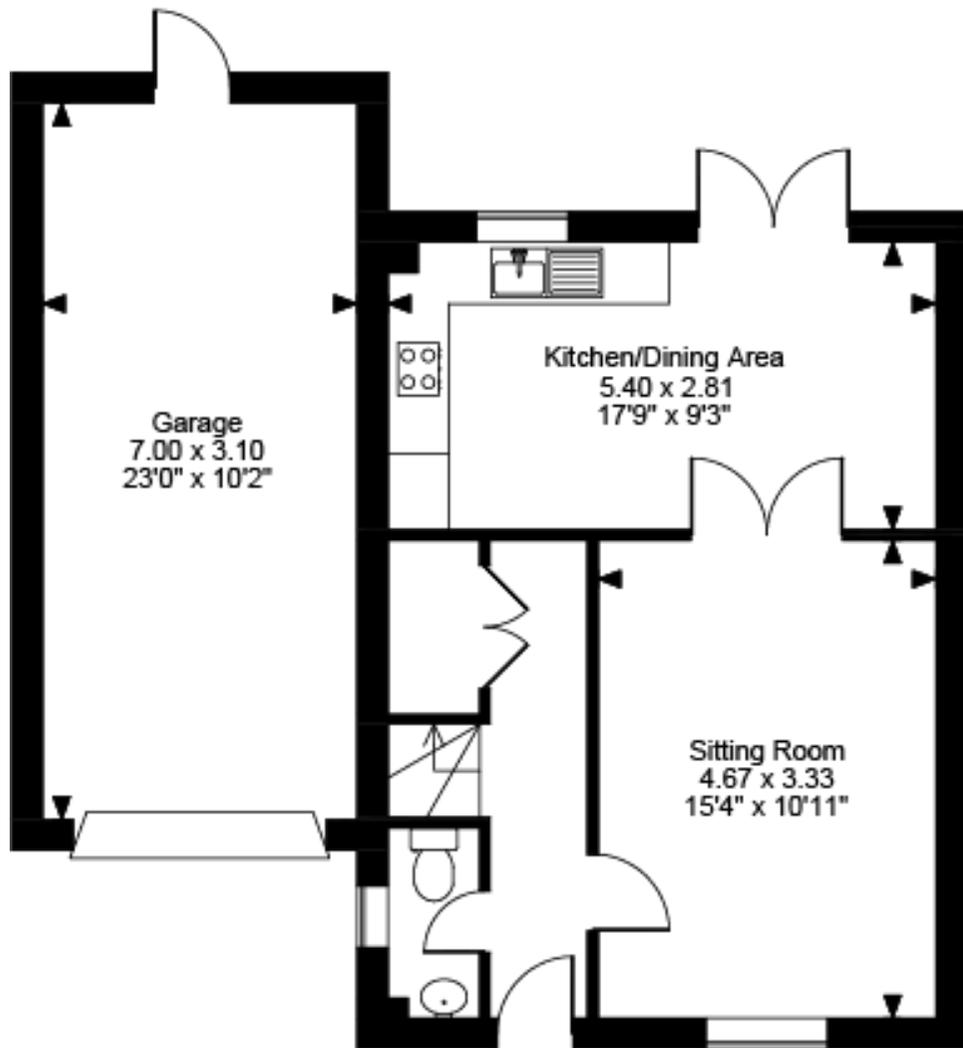


## EXTERNAL

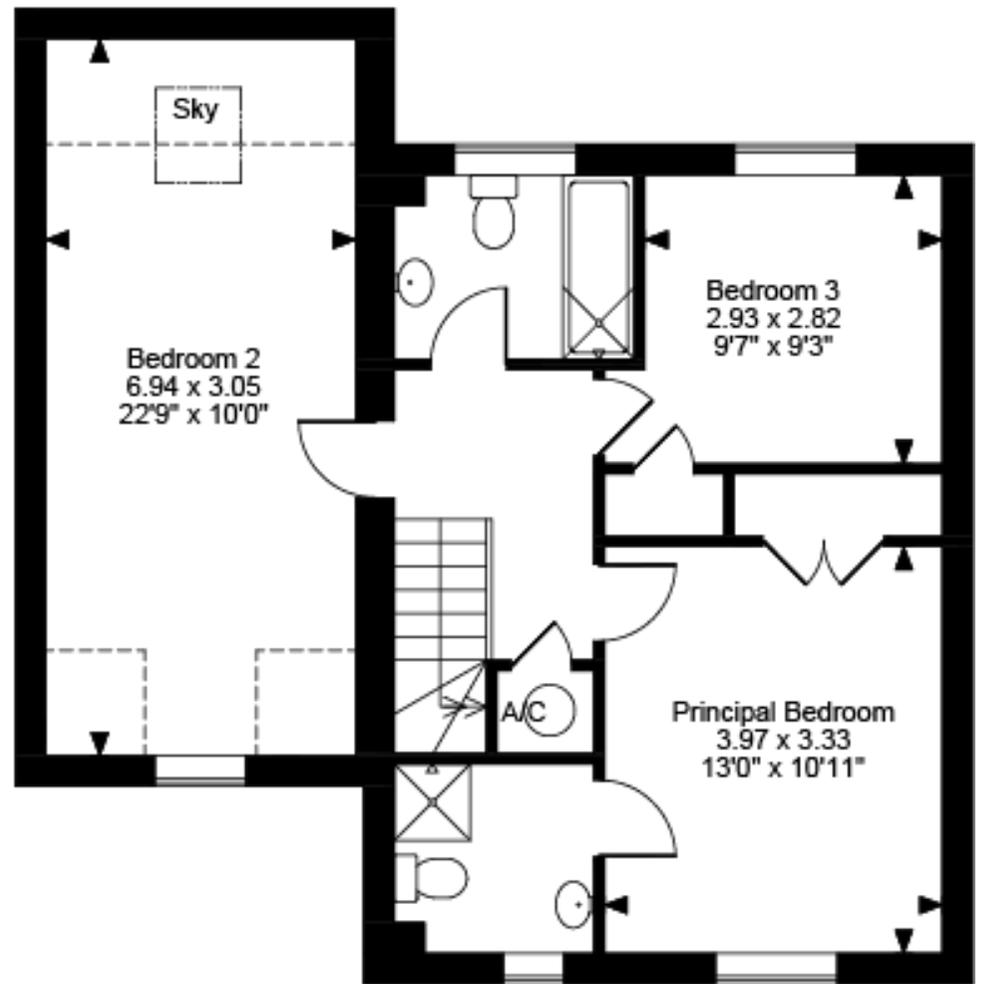
To the front of the home, there is an area to laid to lawn with a row of Beech hedging in front to match the neighbouring property. The garage measures approximately 23ft x 10ft and has driveway parking for two vehicles in front. The garden can be access from the front via a side gate. The garden is fully enclosed by timber fencing. There is an area laid to lawn with a paved patio and the garage can be accessed from the garden via a door.



Grove Lane, Holt, Norfolk



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

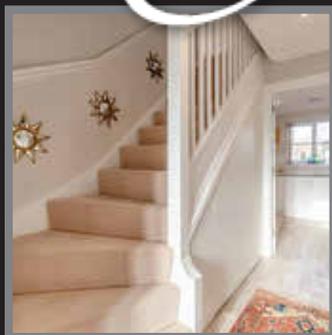
The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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# Select

£525,000



This beautifully presented three-bedroom home was built in 2021 by Hopkins Homes and offers a non-estate location, Grove Lane is well positioned for access to the centre of Holt and perfect for those needing a short walk to Gresham's School.

The present owners purchased from new, with many extras added to the specification, such as Granite kitchen worktops, spot lighting, glass doors to lounge and hallway, air conditioning and installing HIVE to enable the heating and lighting to be turned on and off remotely via a smart phone. The rest of the upgrades are listed in the room descriptions below. The accommodation comprises: - a reception hallway, cloakroom, sitting room, kitchen/diner, three first floor bedrooms (all doubles), one of which has an en-suite shower room and family bathroom. Externally the home has driveway parking, garage and enclosed rear garden with views of Gresham's playing field and library.

EPC Rating: B  
Council Tax Band: D  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

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