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Victoria House
Cromer Road
Holt



A WELL-PROPORTIONED THREE-BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL LARGE SECTIONED GARDENS,
EXTENSIVE PARKING AND DOUBLE GARAGE.

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Victoria House, 83 Cromer Road, Holt, NR25 6DY

2

ENTRANCE PORCH

Tiled flooring, window, door to entrance hallway.

ENTRANCE HALL

Wall mounted radiator, door to dining room, snug/study and opens to sitting room.

SITTING ROOM

Sash window, two wall mounted radiators, feature gas fire, stairs rise to first floor accommodation, double doors open to a second sitting room/study.

SECOND SITTING ROOM/STUDY

A versatile space that could be used as extra reception space or a generous study. Sash window, feature cast iron fireplace.

DINING ROOM

Wall mounted radiator, door to garden room and opens to the kitchen.

KITCHEN

A range of base and eye level units providing storage, drainer sink unit, built in dishwasher, gas hob and electric oven with extractor above, corner shelving, pamment tiled flooring, wall mounted radiator, window, central heating boiler and door through to utility room.







UTILITY ROOM

Door opening to the rear garden, window, painted tiled flooring, built in storage cupboards providing storage, sink, space for fridge freezer, plumbing for washing machine, wall mounted radiator, door to cloakroom.



CLOAKROOM

Low level WC, window, tiled flooring.

GARDEN ROOM

A generous space overlooking the garden. Tiled flooring, wall mounted radiator and door to rear.



LANDING

Two wall mounted radiators, door to airing cupboard housing hot water cylinder with immersion heater, window and doors to all first-floor accommodation.

BEDROOM

Exposed wooden floorboards, wall mounted radiator, feature cast iron fireplace and sash window.

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BEDROOM

Exposed wooden floorboards, wall mounted radiator, window.

BATHROOM

A four-piece white suite comprising, low level WC, wash hand basin, claw foot bathtub with shower attachment, walk in shower cubicle, heater towel rail, window.





EXTERNAL

A fantastic feature of the home are the gardens. Generous in size with mature hedges, shrubs and trees give it a private feel. There is an area laid to lawn and a paved area perfect for outside dining/relaxing. A garden shed providing convenient garden storage, timber framed office which has been fully insulated with power and a double garage which also provides power. In addition, the property



offers extensive parking for multiple vehicles.

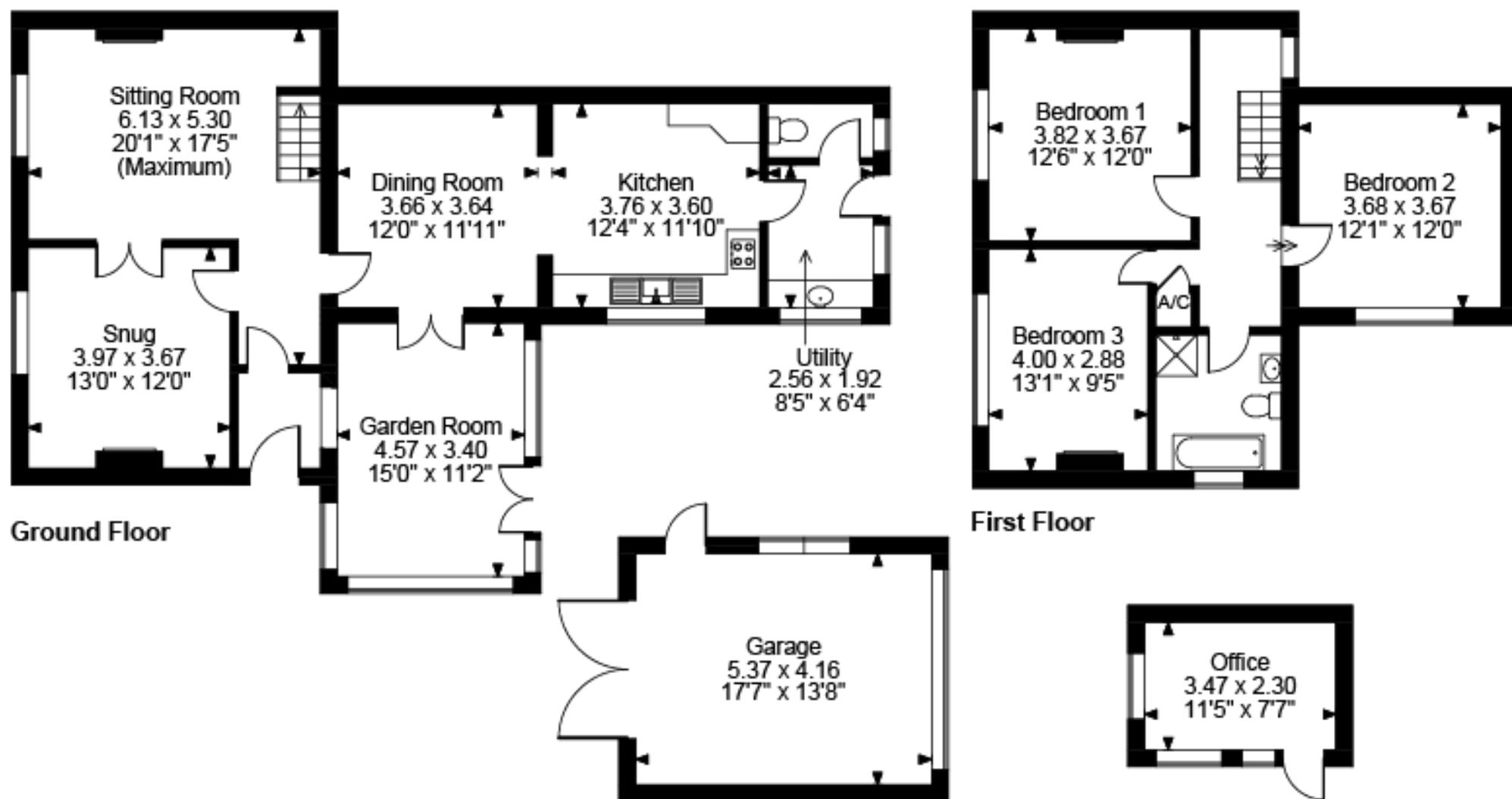
LOCATION

Holt is a very popular and charming Georgian market town, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with it's fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.



Cromer Road, Holt, Norfolk

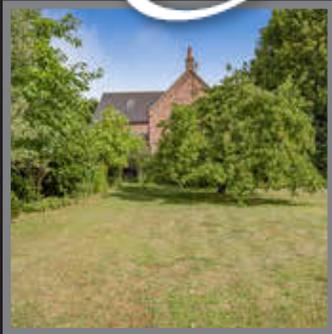


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Well positioned within Holt allowing walking distance to all of Holt's amenities and schools. This unique three-bedroom detached home was built in the early 1900's and offers many character features with generous ground floor living accommodation and three good sized bedrooms. The recently redecorated accommodation comprises: - sitting room with double doors that open on to second sitting room that could be utilised as a study, dining room, garden room, kitchen, utility room, downstairs cloakroom, three bedrooms and a bathroom. Externally the beautiful, sectioned gardens have been well tended and offer a private feel with mature shrubs and trees. There is extensive parking for multiple vehicles and a double garage.

EPC Rating: E
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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