







Valley Lane,
Holt, Norfolk NR25 6SF
North Norfolk Coast 3 miles, Norwich 20 miles

An early Victorian semi-detached cottage in an enviable location being a short walk of Holt High Street yet enjoying a wonderful rural rear aspect.

GUIDE PRICE £265,000



THE PROPERTY

The property offered for sale is an early Victorian semi detached house situated in an enviable location being a very short walk from Holt High Street and also enjoying a wonderful rural aspect to the rear. In excellent order throughout, the property has well appointed accommodation comprising an entrance hall leading to a sitting room with a red brick fireplace housing a wood burner, a kitchen/diner (also with a red brick fireplace and a wood burner) and a rear lobby with a walk in pantry. On the first floor a landing leads to two good size bedrooms and a bathroom. The property also enjoys the benefit of replacement UPVC cottage style windows and doors, gas fired central heating and stripped pine internal doors. Outside, the property is approached through a wooden five bar gate leading to a gravelled driveway leading to the rear and to a covered car port. There is a part walled front garden and directly behind the property is a good size garden area with a mixture of decking, raised shrub beds and two insulated wooden garden sheds, all being enclosed by wooden panelled fencing.

LOCATION

The Georgian market town of Holt is one of the most highly regarded towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and **local facilities**. **Schooling includes the renowned Gresham's Pre-Prep, Prep and Senior Schools** in the town and Beeston Hall School near Sheringham. The North Norfolk Heritage coast is around four miles away at Cley-next-the-Sea and Blakeney offering good walking, bird watching, golfing and sailing facilities. This area is designated as an area of Outstanding Natural Beauty, many areas of which are owned by The National Trust. The cathedral city of Norwich is approximately 20 miles distant and has a mainline railway link to London (Liverpool Street) and an international airport.

DIRECTIONS

On foot, upon leaving the sole agent's office, turn right into Holt High Street. At the T-junction with the Norwich Road turn left. After around 50 yards you will find Valley Lane on your right, and the property will be found on your left after, again, around 50 yards.

ACCOMMODATION

The accommodation comprises -

UPVC front door, leading to -

Entrance Hall
Staircase to first floor. Wooden panelling.

Sitting Room
Red brick fireplace with a pamment hearth housing a wood burner, fitted shelving, picture rail, television point, understair cupboard.

Kitchen/Diner (Double Aspect)
Fitted base unit with single drainer sink over. Further base unit with storage under and wooden work surface over. Stainless steel Smeg electric double oven with gas hob over. Stainless steel extractor hood. American style Smeg fridge. Polished wooden floorboards, red brick fireplace with pamment hearth housing a wood burner. Tiled splashbacks. Worcester Bosch wall mounted boiler for central heating and domestic hot water.

Rear Lobby
Plumbing for automatic washing machine, polished wooden floorboards, door to rear garden. Large walk-in larder. Extensive range of fitted shelving.

First Floor
Landing
Radiator, mirror. Loft access.

Bedroom One
Period cast iron fireplace. Free standing wardrobe.

Bedroom Two
Fitted double wardrobe.

Bathroom
White suite comprising wc, pedestal washbasin, panelled bath with mixer tap and shower attachment. Fitted shower screen. Tiled splashbacks, painted floorboards.

Curtilage

To the front of the property is a small enclosed garden with a log store, coal bunker and a pedestrian gate. A wooden five bar gate leads to a shingled driveway running down the side of the property and to a covered car port to the rear of the cottage. Please note that the adjoining neighbour has a right of way across this drive to access his garage. There is a small enclosed garden to the rear of the cottage and a further good size garden comprising a raised wooden decking area with steps leading down to a garden with a plethora of wild flowers and raised beds together with various inset flower and shrub beds and fruit trees to include fig, apple and pear trees plus soft fruit bushes. In addition there is a small wooden garden shed and an aluminium greenhouse. There is a fully insulated **wooden workshop (11'5 x 9'9) with fitted workbench, free standing workbench, fitted shelving, electric power and light and many fitted plug sockets.** There is also an insulated garden shed (9'8 x 6'8) with fitted telephone point, many electric sockets and electric light. The grounds are very private and fully enclosed by wooden panelled fencing. The rear garden is approximately 100' x 30' (subject to survey).

General Information

Tenure: Freehold.

Council Tax Band: C (2016/17—£1418.71)

Services: All mains services are connected.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref No: H30831



Energy Performance Certificate



Dwelling type: Semi-detached house
Date of assessment: 01 June 2016
Date of certificate: 01 June 2016
Reference number: 8216-7026-4020-9579-9902
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

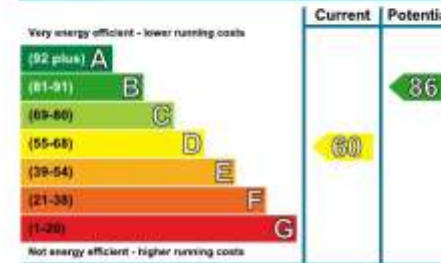
Estimated energy costs of dwelling for 3 years:	£ 2,763
Over 3 years you could save	£ 1,029

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 2,292 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 324 over 3 years	£ 231 over 3 years	
Totals	£ 2,763	£ 1,734	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 813	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 123	✓
3 Solar water heating	£4,000 - £6,000	£ 93	✓

See page 3 for a full list of recommendations for this property.

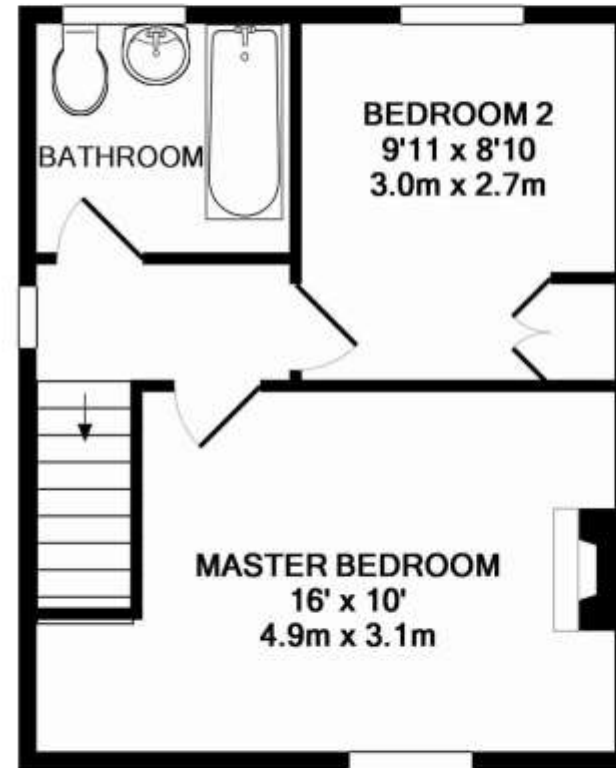
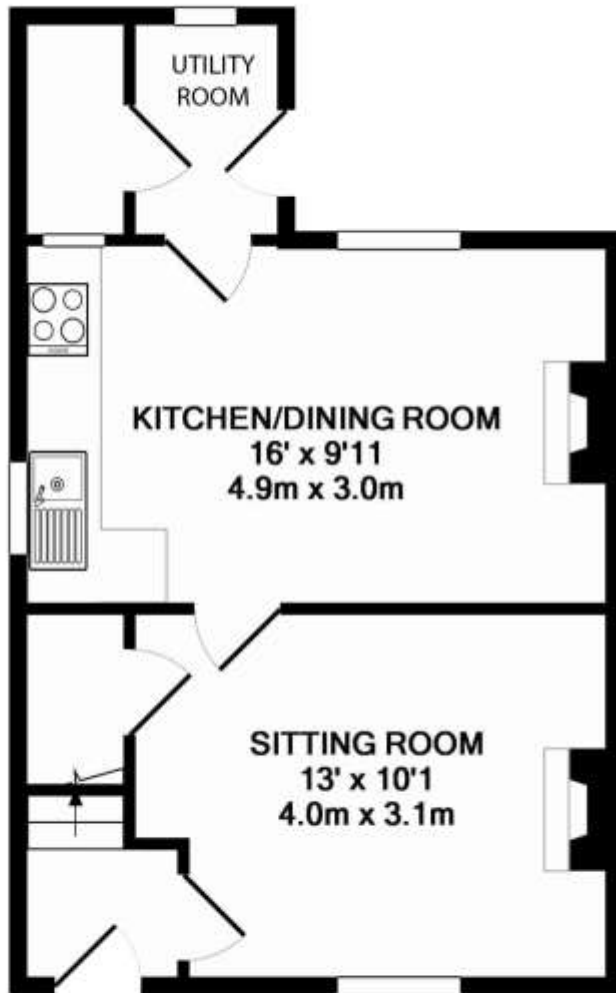
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



TOTAL APPROX. FLOOR AREA 682 SQ.FT (63.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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.

Made with Metroptix © 2016



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk