



1, Woodfield Road, Holt



Independent Estate Agents

Pointens



1, Woodfield Road, Holt,
Norfolk NR25 6TX

North Norfolk Coast 3 miles, Norwich 20 miles



GUIDE PRICE £275,000



The Property

The property offered for sale is a well appointed detached bungalow in a popular residential area of Holt. Constructed of red brick with flint elevations under a pantile roof, the accommodation offered comprises an entrance hall leading to a sitting room with an open fireplace, a well fitted out kitchen, two good size bedrooms, a shower room and a UPVC conservatory. The property also has the benefit of gas fired central heating throughout and UPVC sealed unit double glazed windows and doors throughout. Outside, a long driveway provides ample off street parking for several vehicles and leads to a detached garage. There are pleasant gardens to the front of the bungalow and to the rear is a very private and enclosed garden.

Location

Woodfield Road is a popular residential area with direct pedestrian access at the end of the road to Holt High Street via a footpath and Peacock Lane. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the **well renowned Gresham's pre-prep**, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

Directions

From Holt High Street proceed into Cromer Road and upon **reaching Gresham's Prep. School turn left into Kelling Road.** Woodfield Road is the third turning on your left hand side. Number 1 can be found on the corner of Woodfield Road and Kelling Road.

Accommodation

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Airing cupboard with factory lagged hot water cylinder and fitted shelving. Coats cupboard. Radiator.

Sitting Room

Open fireplace with wooden mantel surround. Radiator. Bay window.

Kitchen

Range of fitted base units with work surfaces over. Range of matching wall units. Fitted double oven. Single drainer sink unit with mixer tap. Hotpoint washing machine. Fridge and freezer. Tiled splashbacks. Radiator. Wall mounted boiler for central heating and domestic hot water. Door to outside.

Bedroom One

Radiator.

Bedroom Two

Radiator. Double doors to -

UPVC Conservatory

Radiator. Fitted blinds. Double doors leading to the rear garden.

Shower Room

White suite comprising shower cubicle with fitted shower, pedestal washbasin, wc. Heated towel rail.

Curtilage

The property is approached over a driveway that provides ample off street parking for several vehicles and leads to a detached brick and tile garage (18'2 x 8'9) with electric roller door, personal door to the rear garden, electric power and light. To the front of the bungalow there is further hard standing, inset flower and shrub beds, an outside tap and outside lighting. To the rear of the property is a very private garden area which has been terraced for ease of maintenance. There are inset flower and shrub beds and the garden is fully enclosed with a combination of high brick walling and wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band D (2017/18—£1670.58)

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

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

Reference: H30893

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 such matters prior to purchase.

Energy Performance Certificate

1, Woodfield Road, HOLT, NR25 6TX

Dwelling type: Detached bungalow **Reference number:** 8103-7824-2870-0676-5906
Date of assessment: 06 April 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 April 2017 **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:	£ 2,691
Over 3 years you could save	£ 771

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 150 over 3 years	<div style="background-color: #4F7942; color: white; padding: 10px; border: 2px solid #0070C0; width: 60px; margin: 0 auto;"> You could save £ 771 over 3 years </div>
Heating	£ 1,935 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 459 over 3 years	£ 210 over 3 years	
Totals	£ 2,691	£ 1,920	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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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 Increase loft insulation to 270 mm	£100 - £350	£ 87	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168	✔
3 Low energy lighting for all fixed outlets	£60	£ 132	✔

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

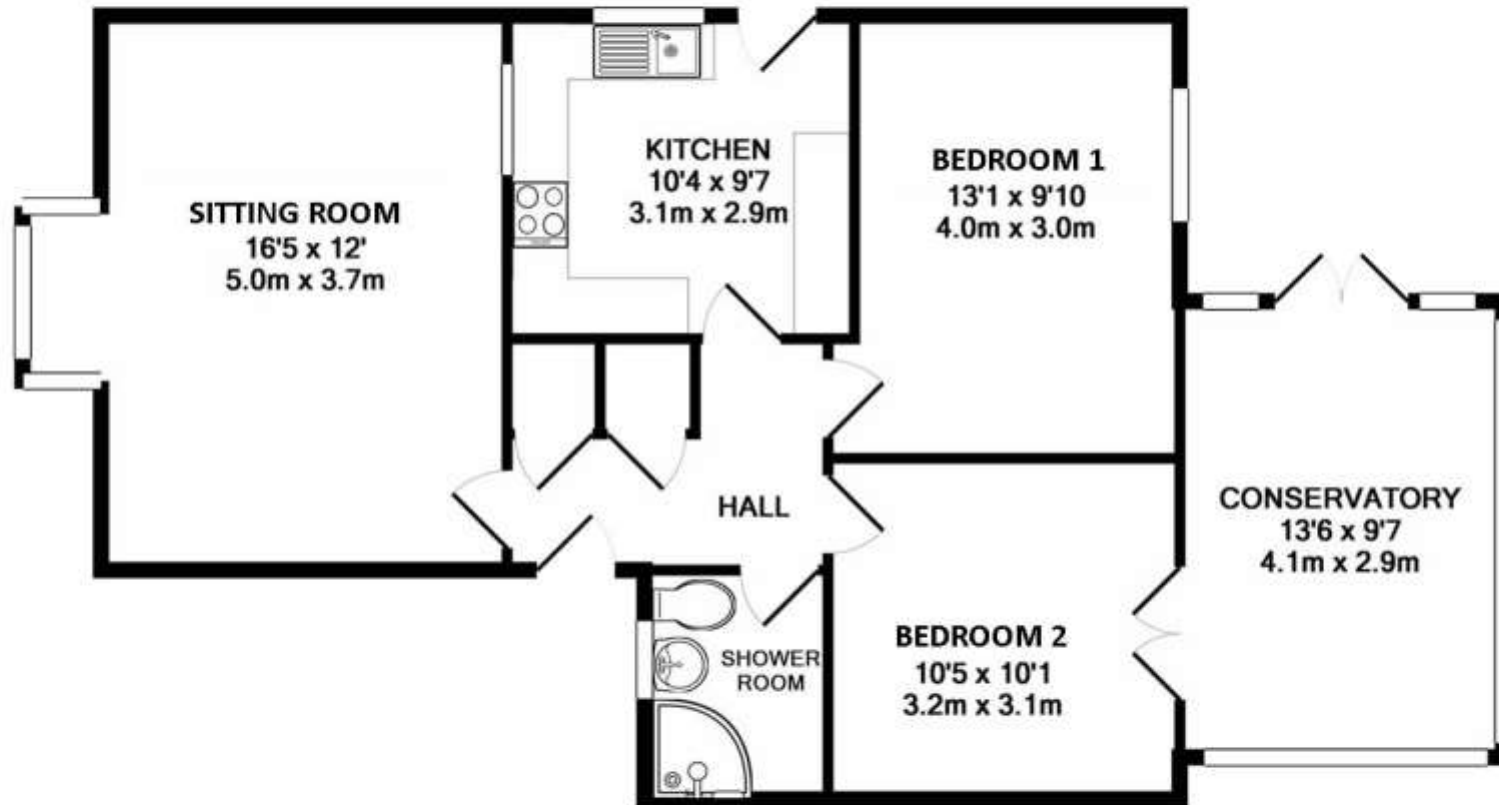
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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TOTAL APPROX. FLOOR AREA 775 SQ.FT (72 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 plan 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.

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