



12 Neil Avenue, Holt



Independent Estate Agents

Pointens



12 Neil Avenue

Holt, Norfolk NR25 6TG

North Norfolk Coast 3 miles, Norwich 25 miles

An extremely well appointed detached 3 bedroom house pleasantly situated on this small popular development just a flat five minute walk from Holt High Street and its extensive amenities.

GUIDE PRICE £325,000



The Property

The property offered for sale is a detached house constructed in 2001 by award winning builders Hopkins Homes. No 12 is pleasantly situated on this popular small development just a short walk from the town centre and its extensive amenities. Having recently been re-decorated and re-carpeted throughout, the house now offers extremely well appointed accommodation comprising an entrance hall, a double aspect sitting room with an open fireplace, a well fitted out kitchen/diner, a separate cloakroom and a utility room. On the first floor there is a double aspect master bedroom with an en suite, two further good size bedrooms and a family bathroom. Other benefits include sealed unit double glazing, mains smoke alarm, burglar alarm and gas fired central heating. Outside, the property has off street parking, a garage with an electric roller door and a manageable private walled garden.

The Location

The town of Holt was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. 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 of individual shops and businesses where a friendly **and personal service still remains. The town is also home to Gresham's** Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. The property will be found after a short distance on your right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Wooden floor, radiator, telephone point. Staircase to first floor.

Cloakroom

White suite, wc, pedestal washbasin, radiator.

Sitting Room (17'10 x 11'2, double aspect)

Georgian style fireplace with slate hearth and wooden surround, two radiators, television point, telephone point.

Kitchen/diner (18'1 x 9'4, double aspect)

Fitted range of base units with fitted dishwasher, electric double oven, gas hob, extractor hood, working surfaces with inset one and half bowl sink unit with mixer tap, breakfast bar. Tiled splash backs, matching wall units, wooden floor, understair cupboard, radiator. Door to rear garden.

Utility Room (6'2 x 4'8)

Fitted base unit with working surface over, inset single drainer sink with mixer tap, plumbing for automatic washing machine, tiled floor, radiator, fitted wall unit, tiled splash backs. Door to garage.

First Floor Landing

Access to part boarded loft, storage cupboard, airing cupboard with modern pressurised hot water tank and fitted shelving.

Bedroom One (17'10 x 11'2, double aspect)

Two radiators, television point.

En suite shower room

White suite, wc, pedestal washbasin, tiled shower cubicle with glass door and fitted shower, shaver point, radiator.

Bedroom Two (16'1 x 9'2, double aspect)

Two radiators, two fitted cupboards, television point.

Bedroom Three (10'1 x 9'6, double aspect)

Radiator, fitted cupboard, television point.

Bathroom

White suite, pedestal washbasin, wc, panelled bath with mixer tap and shower attachment, radiator, shaver point.

Curtilage

To the rear of the property is a shingled driveway providing off street parking and leading to a brick and tile garage (16'2 x 9'7) with electric roller door, personal door to garden, electric power and light, fitted cupboards, shelving, tumble drier point and wall mounted Worcester Bosch gas fired boiler fitted in 2016 and providing central heating and domestic hot water. There is a garden area to the rear of the property laid mostly to grass with a patio area, inset flower and shrub beds and a wooden garden shed . The garden is part walled which gives a high degree of privacy.

General Information

Tenure: Freehold.

Tax Band: D (2017/18—£1670.58)

Services: All mains services are connected.

Reference: H30914.

Local Authority: North Norfolk District Council Telephone 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Tel: 01263 711880.

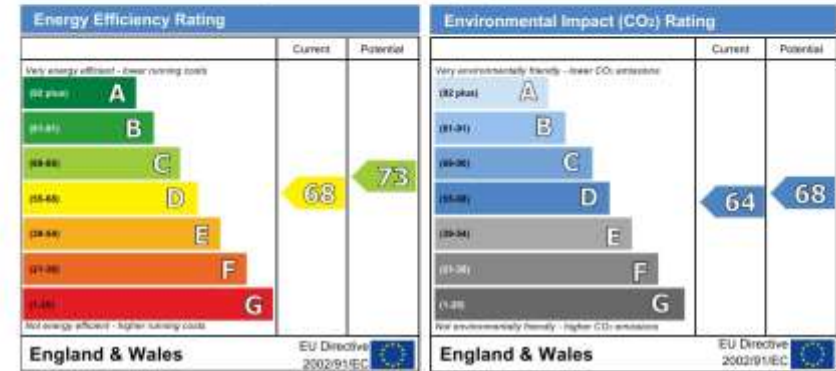
Energy Performance Certificate



12, Neil Avenue,
HOLT,
NR25 8TG

Dwelling type: Detached house
Date of assessment: 14 June 2010
Date of certificate: 14 June 2010
Reference number: 9248-7082-6266-7660-9980
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m ² per year	202 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.6 tonnes per year
Lighting	£97 per year	£59 per year
Heating	£567 per year	£529 per year
Hot water	£149 per year	£126 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

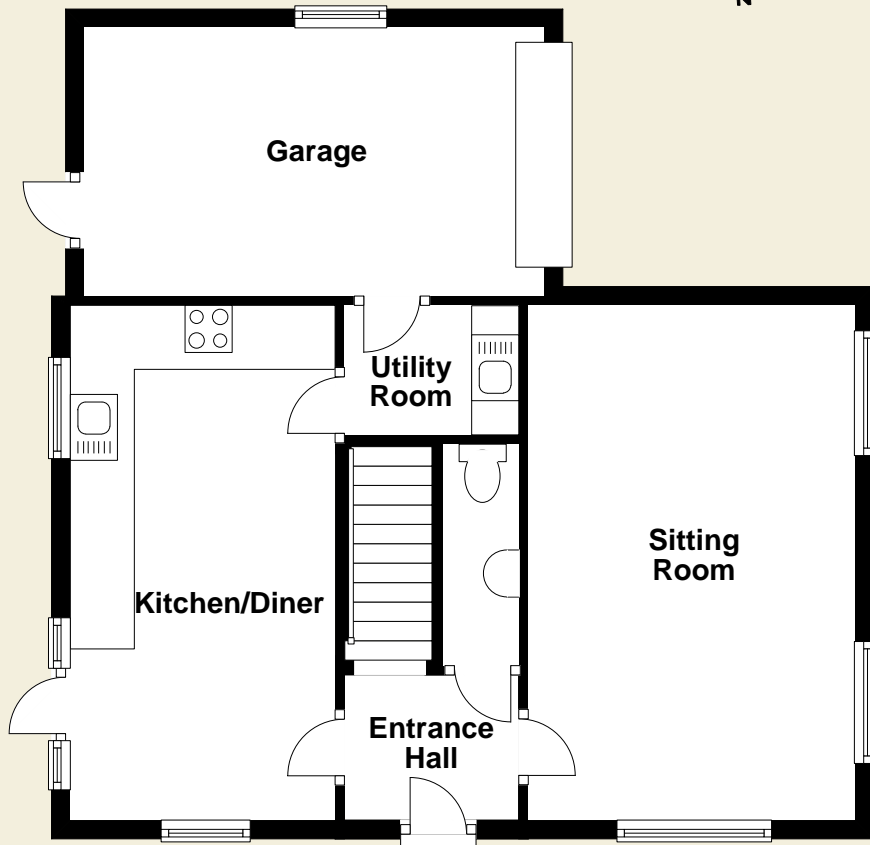
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

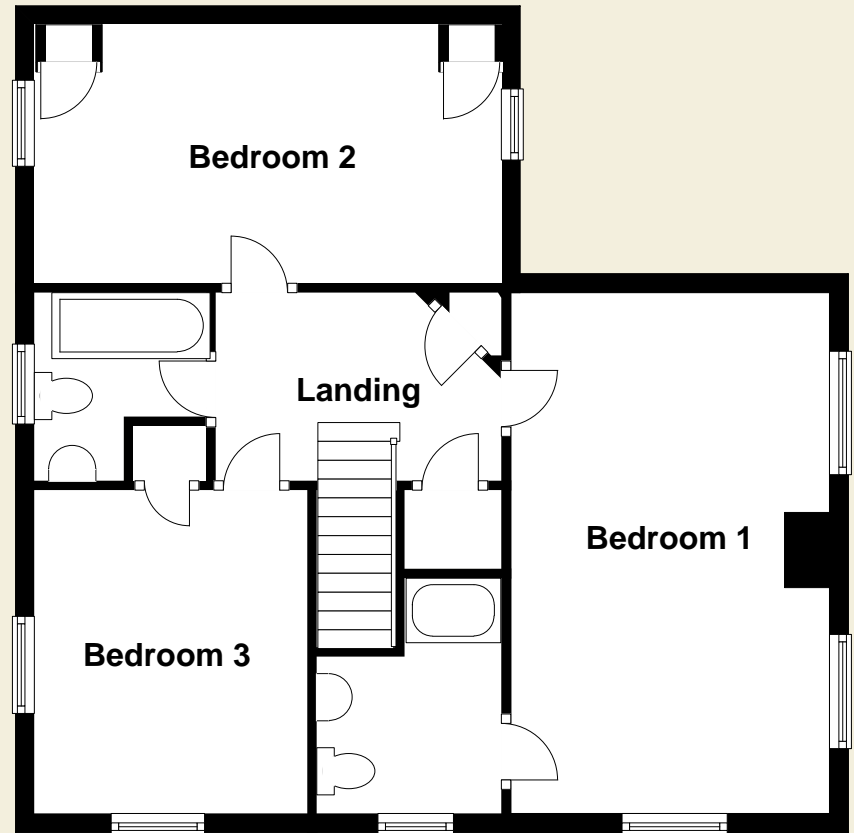
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



Ground Floor
Approx. 55.4 sq. metres (595.8 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.5 sq. feet)





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