



# NEIL AVENUE

Holt, Norfolk, NR25 6TG

Guide Price £440,000

**BROWN & CO**

## LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

This delightful four bedroom house is situated in a quiet position within a few minutes walk from the town centre. The interior is very stylish and elegant and presented in excellent order throughout with attractive ENGINEERED OAK FLOORING throughout the ground floor. The property briefly comprises; entrance hall, double aspect sitting room, outstanding kitchen/dining room, delightful large south facing conservatory/garden room and cloakroom. On the first floor the master bedroom has two fitted wardrobes and an en suite shower room, three further bedrooms and a family bathroom. The rear SOUTH FACING garden is a key feature of this property and has been carefully landscaped with a 'Mediterranean' feel and offers terraces, pathways and a vine covered pergola, ideal as an outside dining area. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS IMPRESSIVE MODERN HOUSE AND GARDEN.

## ACCOMMODATION

### Ground Floor

**Entrance Hall** Entrance door and window to front aspect, radiator, staircase rising to the first floor, engineered oak flooring.

**Sitting Room** (15'8 x 13'2) Dual aspect room with windows to front and side aspect, feature fireplace with decorative mantle and granite hearth, TV point, two radiators, engineered oak flooring, french doors leading to:

**Kitchen/Dining Room** (21'9 x 9'10) Windows to rear aspect, a range of panelled base and wall units with solid granite work surfaces over and matching upstand, integrated electric Neff stainless steel double oven and four ring gas hob with extractor over, built-in dishwasher, space for fridge, space and plumbing for washing machine, large under stairs cupboard, NEWLY FITTED IDEAL GAS BOILER WITH 10 YEAR GUARANTEE, breakfast bar with shelves under, radiator, engineered oak flooring, patio doors leading in to the garden room.

**Side Lobby** Engineered oak flooring, door leading to the integral garage, door leading to:

**Cloakroom** (6'1 x 3'2) Window to the rear aspect, white suite comprising vanity wash hand basin with mixer tap over, low level WC, radiator, engineered oak flooring.

**Garden Room/Conservatory** (15'7 x 11'1) Double glazed UPVC windows to three sides, and french doors leading into the rear garden. Glass roof with fitted blinds, Travertine marble floor.

### First Floor

**Landing** Access to loft space, fitted double cupboard housing hot water cylinder and pine slatted shelving, radiator.

**Master Bedroom** (14' x 11') Two windows to front aspect, fitted wardrobes and cupboard, telephone point, TV point, radiator.

**En-Suite Shower Room** Window to side aspect, white suite comprising vanity wash hand basin with mixer tap over, low level WC, shower cubicle with a glass door, tiled surround and wall mounted Aqualisa electric shower, shaver point, extractor fan.

**Bedroom Two** (10' x 9'8) Window to rear aspect, radiator, fitted wardrobe.

**Bedroom Three** (15'3 x 8'10) Window to front aspect, radiator.

**Bedroom Four/Study** (9'2 x 7'5) Window to rear aspect, fitted wall shelving, radiator.

**Bathroom** Window to rear aspect, white suite comprising pedestal wash hand basin with mixer tap over and tiled splash back, low level WC, panelled bath with mixer tap over and wall mounted hand shower attachment, tiled surround, shaver point, radiator, extractor fan.

**Outside** The property is approached via a shingled driveway with off road parking for two cars and small lawned area. The integral garage has an up and over door and additional door to garden side lobby. A side gate leads to the south facing rear garden which boasts mature shrub and flower borders. There is a sheltered timber framed pergola with a mature grape vine. The rear garden also houses a timber framed garden shed, greenhouse and outside tap.

## VIEWING

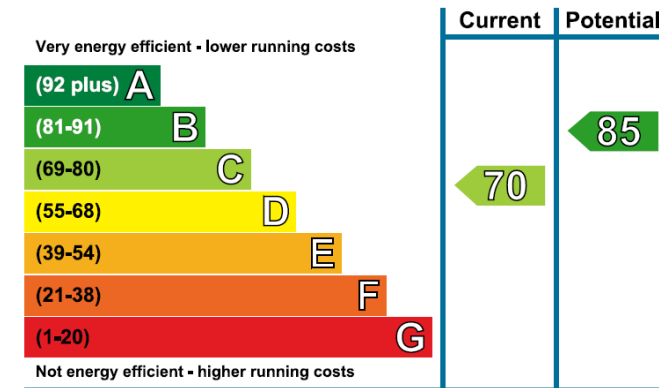
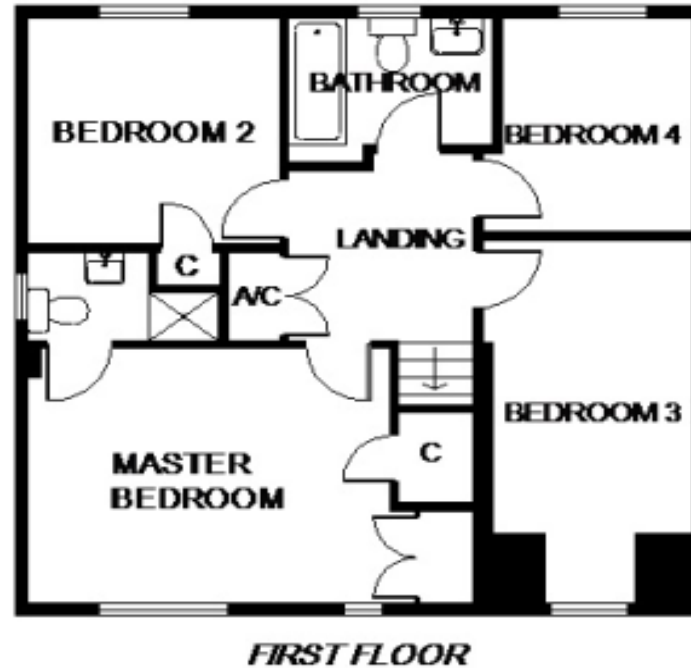
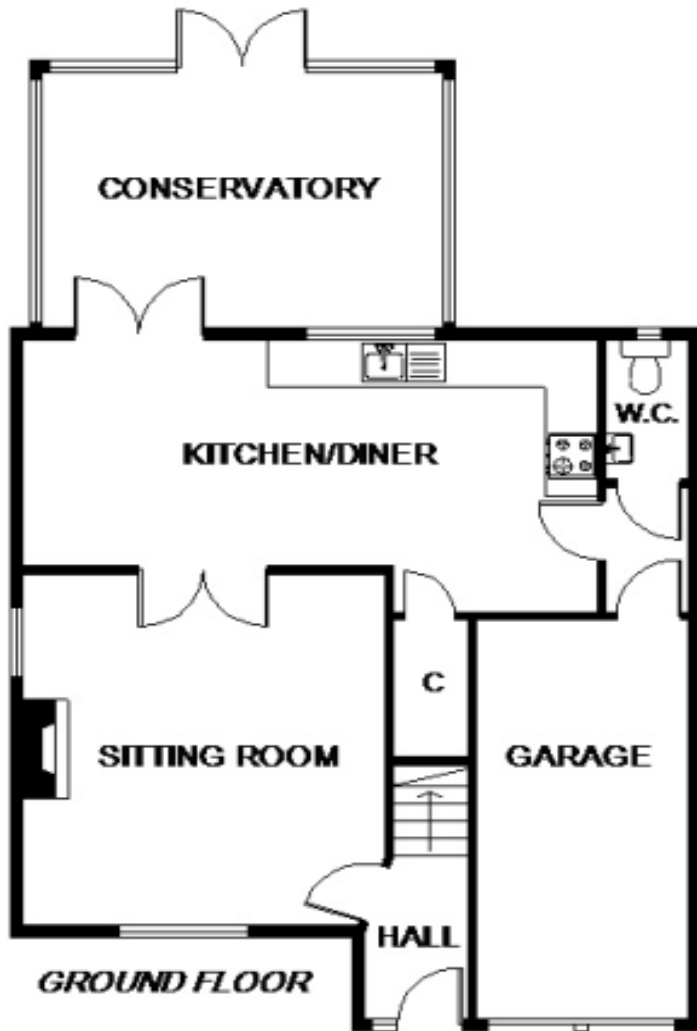
Strictly by appointment through the sole selling agent Brown & Co Cockertons.

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In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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