



45 Charles Road, Holt

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Independent Estate Agents

Pointens





45 Charles Road, Holt, Norfolk NR25 6DA

Norwich 20 miles,

North Norfolk Coast 3 miles

Spacious family sized house situated in a most favoured residential area of this popular Georgian town. The property is quietly located with direct access to Holt Country Park with its extensive walks, a café and abundant wildlife.

GUIDE PRICE £275,000



The Property

The property offered for sale is a spacious three bedroom detached house, situated in a much favoured residential area towards the southern outskirts of Holt. It is just around the corner from Holt Country Park, accessed via a footpath from the house, which offers extensive walks, a café and abundant wildlife. The accommodation offered on the ground floor comprises an entrance hall, a sitting room, a separate dining room, a kitchen and a cloakroom. A first floor landing leads to three bedrooms and a generous family bathroom. The property enjoys the benefit of replacement UPVC sealed unit windows and doors and gas fired central heating. Outside, there is off street parking for 3 cars and attached to the side of the property is a garage. There is a south-facing private rear garden accessed to the side via a gate.

Location

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 Salhouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away 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 by-pass turn left and immediately right into the Hempstead Road. Take the second right hand turning into Charles Road and the property will then be found on the left hand side after around 200 yards identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Coats cupboard. Staircase to first floor with cupboard under. Radiator. Telephone point.

Sitting Room

Ornamental fireplace with tiled hearth and wooden mantel. Television and telephone point. Radiator. Archway to -

Dining Room

Radiator. Patio doors leading to the rear garden.

Kitchen

Range of fitted base units with work surfaces over. Inset single drainer sink unit. Automatic washing machine. Fitted electric oven (currently not working) Gas hob, Dishwasher. Tiled splashbacks. Range of matching wall units. Wall mounted modern Worcester Bosch boiler for central heating and domestic hot water. Radiator. Door to side.

Cloakroom

Wc. Washbasin. Radiator.

First Floor

Landing

Airing cupboard with fitted shelving. Loft access.

Bedroom One

Two fitted double wardrobes. Radiator. BT point.

Bedroom Two

Radiator. Fitted single wardrobe.

Bedroom Three

Large fitted cupboard with hanging space. Radiator.

Spacious Bathroom

Wc. Panelled bath with mixer tap and shower attachment. Pedestal washbasin. Tiled shower cubicle with fitted shower.

Curtilage

To the front of the property there is hard standing for 3 cars. Brick built garage with up and over door, personal door to the rear garden, electric power and light. Accessed via a side gate is a private, south facing rear garden which is mostly laid to lawn together with a patio area, various inset flower and shrub beds and a wooden garden shed.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: D

EPC Band: D

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

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

Ref: H31160.

Agents Note

It may be possible to extend the property subject to gaining the necessary planning consent.

All our properties can be seen on the internet at

www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

Important Notice

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Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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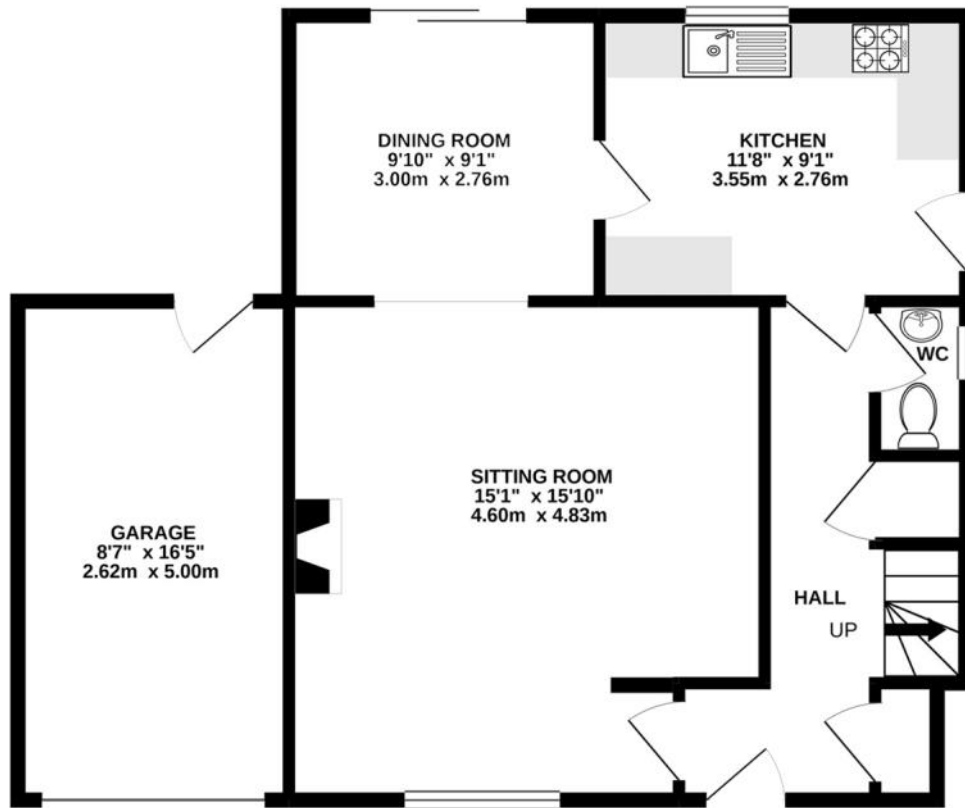


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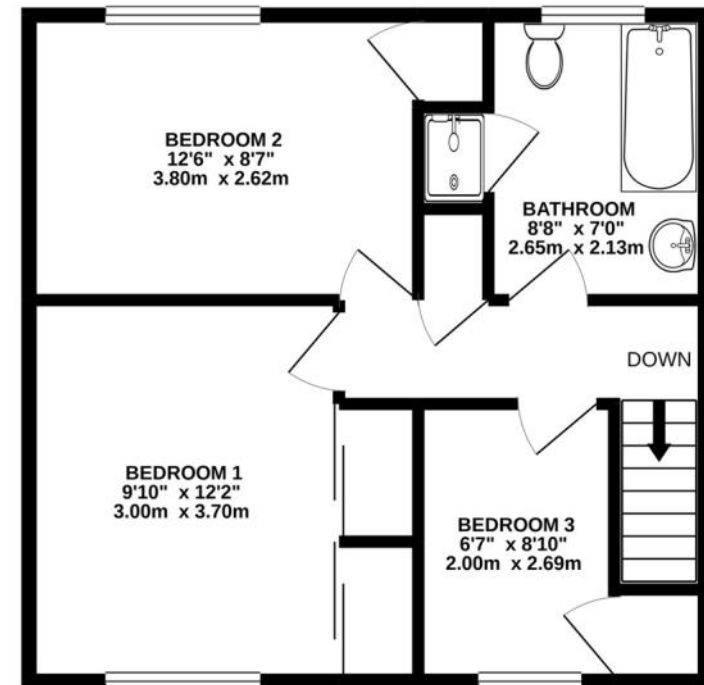
TOTAL APPROX. FLOOR AREA 1119 SQ.FT (104 SQ.M.)



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



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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