



Blair—Athol, 12a Pearsons Close, Holt

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Independent Estate Agents

Pointens





Blair-Athol, 12a Pearsons Close

Holt, Norfolk NR25 6EH.

Blakeney 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

A detached 3 bedroom bungalow situated in a much favoured residential area of the town. The property is a short walk from Holt High Street and Gresham's Schools. In need of some updating the property is being sold with no upward chain.

GUIDE PRICE £350,000



The Property

The property offered for sale is a detached three bedroom, non estate bungalow in a popular area of the town and convenient for Gresham's Schools and Holt High Street. The property has accommodation which comprises an entrance porch, an entrance hall, a double aspect sitting room with an open fire place, a fitted out kitchen, three bedrooms, a separate cloak-room and a shower room. The property has the benefit of gas fired central heating and wood effect UPVC sealed unit double glazing with fitted window blinds. Outside, there is off street parking, a garage and gardens to the front, side and rear.

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 individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salhouse, 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.

Directions

Leave Holt High Street via the Cromer Road. Upon reaching Gresham's Preparatory School turn right into Grove Lane. After a few hundred yards you will reach Pearsons Road, the property will then be found on your right hand side identified by a Pointens for sale board

Accommodation

UPVC doors leading to:-

Entrance Porch

Front door leading to:-

Entrance Hall

Radiator, airing cupboard with fitted shelving and factory lagged hot water cylinder.

Sitting Room (double aspect)

Pamment hearth and open fire place, two radiators

Kitchen

Range of fitted base units with working surfaces over, inset single sink and mixer tap. Fitted double oven, plumbing for washing machine, tiled splash-backs, range of matching wall units. Space for a fridge/freezer. Re-circulating hood. Wall mounted Glow Worm gas fired boiler for central heating and domestic hot water. Door to garden.

Bedroom One

Radiator, extensive range of fitted bedroom furniture.

Bedroom Two

Radiator,

Bedroom Three

Radiator.

Shower Room

Shower cubicle with fitted shower, vanity unit with basin over. Heated towel rail. Fully tiled walls and floor,

Cloakroom

WC, washbasin, radiator

Curtilage

The property is accessed over a long shingled driveway leading to a further shingled parking area. Attached to the side of the property is a brick and tiled garage (19'2 x 9'5), with electric roller door, personal door, electric power and light, To the front, side and the rear of the property there are lawned gardens with various inset flower and shrub beds and this is all enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band D (2020/21—£1906.31)

Energy Performance Certificate: Band D

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

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

Reference: H 31234

Agents Note: Intending purchasers will be asked to produce original Identity documentation and proof of address before solicitors are instructed. We also require to see proof of funding.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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.

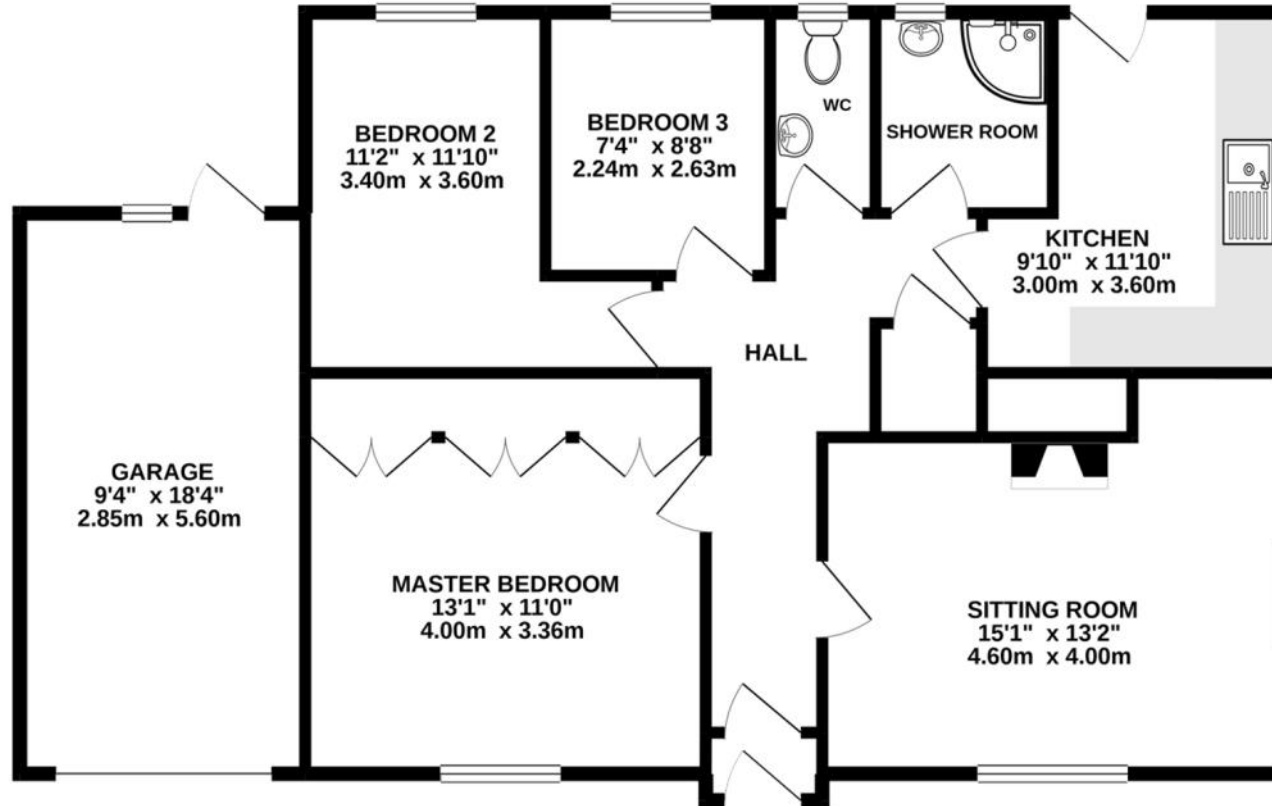
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12a Pearsons Close, Holt, NR25 6EH

TOTAL APPROX. FLOOR AREA 969 SQ.FT (90 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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