

PRICE GUIDE

£270,000

Arkell Avenue, Holt, NR25 6FQ

Arnolds | Keys









THE PROPERTY

10 Arkell Avenue, Holt, NR25 6FQ

Offered with no onward chain is this beautifully presented, modern end of terrace dwelling forming part of this newly developed residential area by Hopkins Homes Ltd. The property is located just east of the town centre yet within walking distance of the highly acclaimed Gresham's School. The property has the benefit of gas fired central heating, sealed unit glazing and has off-road parking making this an ideal first purchase or investment property.

Holt itself is a beautiful, Georgian market town offering a superb selection of shops, restaurants and boutiques as well as the North Norfolk Steam Railway with its links to the coast at Sheringham.

A modern, well-presented, low maintenance property ideal as a first purchase or investment opportunity within walking distance of Gresham's School.

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THE DETAILS

Property Details

ENTRANCE PORCH CANOPY
With part glazed composite door opening to:

ENTRANCE HALL
Radiator, turning staircase to first floor.

CLOAKROOM
Close coupled w.c., radiator, pedestal wash basin with tiled splashback.

KITCHEN
Window to front aspect, range of modern base and wall cabinets with wood-effect laminated work surfaces and complementary tiled splashbacks. Inset, stainless steel sink unit, inset gas hob with filter hood above and electric double oven below, provision for both washing machine and dishwasher, concealed wall-mounted gas boiler providing central heating and domestic hot water, space for fridge/freezer, tiled floor, floor level fan heater.

LOUNGE/DINING ROOM
Large, built-in understairs store cupboard, window and glass panelled door to rear garden. Radiator, provision for TV.

FIRST FLOOR

LANDING
Built-in cupboard over stairwell.

BEDROOM 1
Radiator, window to rear aspect, built-in double wardrobe cupboard.

BEDROOM 2
Radiator, window to front aspect, access to roof space.

BATHROOM
Window to front aspect, panelled bath with mixer tap, shower attachment and glazed screen. Pedestal wash basin, close coupled w.c., part tiled walls and splashbacks. Wall mounted cabinet with electric shaver point to the side.

OUTSIDE
To the front of the property is an open plan garden area laid to lawn with established shrub planting. To the side of the property in an off-road parking area for two vehicles. The rear garden is fully enclosed and has a paved patio area leading to a further lawned garden with shrub borders at the rear.

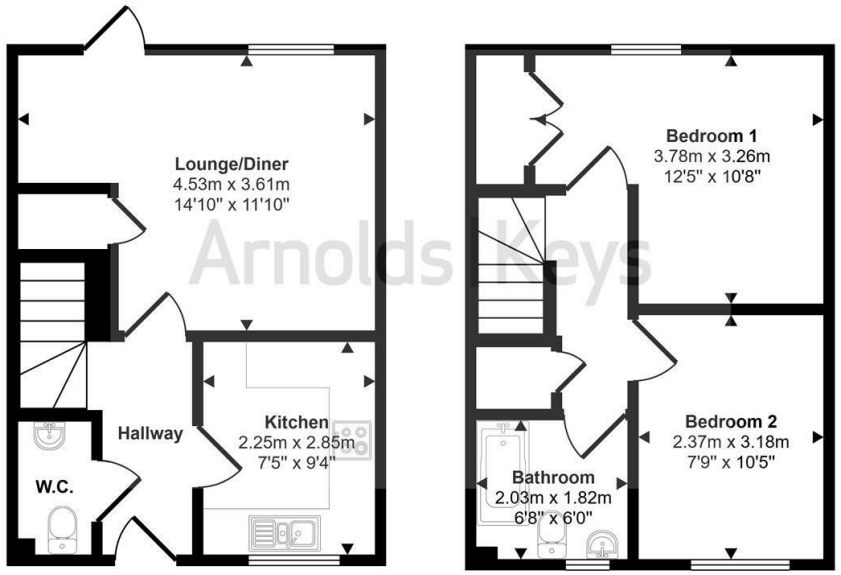
AGENTS NOTE
The property is freehold, has all mains services connected and has a Council Tax rating of Band C.



Location

Holt is a charming Georgian market town in north Norfolk, England, known for its elegant architecture, independent shops, galleries and cafés. Surrounded by beautiful countryside, it lies close to the North Norfolk coast and is a popular base for exploring the area. The town is particularly noted for the North Norfolk Railway, a heritage steam railway linking Holt with the coastal village of Sheringham. Holt also provides easy access to nearby attractions such as Holkham Hall and the Norfolk Coast Area of Outstanding Natural Beauty.

Approx Gross Internal Area
60 sq m / 647 sq ft



Ground Floor
Approx 30 sq m / 324 sq ft

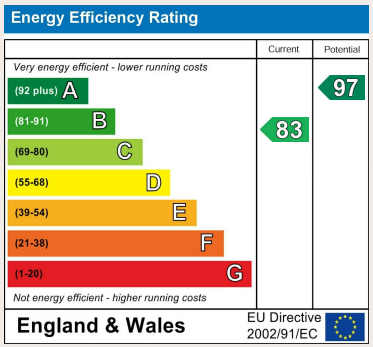
First Floor
Approx 30 sq m / 323 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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