



**7 Holt Road, Little Snoring**  
**Guide Price £270,000**

**BELTON DUFFEY**

## 7 HOLT ROAD, LITTLE SNORING, NORFOLK, NR21 0AZ

A completely refurbished 3 bedroom semi detached ex-local authority house with good sized gardens and extensive driveway parking. No onward chain.

### DESCRIPTION

7 Holt Road is a semi detached ex-local authority house situated in the popular and conveniently located village of Little Snoring and standing in good sized gardens and grounds with extensive driveway parking and views over neighbouring woodland to the rear.

The property has undergone a complete programme of refurbishment including a new kitchen and bathroom, replacement UPVC double glazing, internal doors and new floorcoverings. There is also the benefit of oil-fired central heating installed with accommodation decorated in neutral tones and comprising an entrance lobby, sitting room, dining room and kitchen with a separate utility. Upstairs, the landing leads to 3 bedrooms and a bathroom.

7 Holt Road is being offered for sale with no onward chain.



## **SITUATION**

Little Snoring is a charming unspoilt Norfolk village with a scattering of houses, a primary school, Post Office/stores, St Andrew's Church, the newly opened Olive Tree bistro/bar and a private airfield. The village is perfectly positioned some 3 miles from the outskirts of the market town of Fakenham and 8 miles from the Georgian town of Holt with the larger centres of Norwich and King's Lynn also within easy driving distance. The north Norfolk coast, an Area of Outstanding Natural Beauty, is just 9 miles to the north.

## **STORM PORCH**

A partly glazed composite entrance door with storm porch over leads from the front of the property into:

## **ENTRANCE LOBBY**

Staircase to the first floor landing, laminate flooring, radiator and a door leading door into:

## **SITTING ROOM**

4.18m x 3.36m (13' 9" x 11' 0")

Radiator, understairs storage cupboard, laminate flooring, window to the front and an opening to:

## **DINING ROOM**

4.19m x 3.57m (13' 9" x 11' 9")

UPVC French doors leading outside to the rear garden, vertical radiator, laminate flooring, door to the utility room and an opening to the kitchen.

## **KITCHEN**

2.69m x 2.22m (8' 10" x 7' 3")

A range of contemporary gloss white base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, space for a freestanding fridge freezer.

Vertical radiator, ceiling spotlights and a window to the side.

## **UTILITY ROOM**

2.27m x 0.86m (7' 5" x 2' 10")

Worktop with space and plumbing under for a washing machine, fitted shelving, oil-fired boiler providing central heating to radiators, laminate flooring and a window to the side.



## **FIRST FLOOR LANDING**

L-shaped landing with a window to the side, cupboard housing the hot water cylinder, radiator, loft hatch and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

4.18m x 3.33m (13' 9" x 10' 11")

Built-in wardrobe cupboard, radiator and a window to the front of the property.

## **BEDROOM 2**

3.54m x 2.75m (11' 7" x 9' 0") at widest points.

Radiator and a window overlooking the rear garden and woodland beyond.

## **BEDROOM 3**

2.74m x 2.26m (9' 0" x 7' 5")

Radiator and a window overlooking the rear garden and woodland beyond.

## **BATHROOM**

2.43m x 1.40m (8' 0" x 4' 7")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, tiled splashbacks, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

7 Holt Road is set back from the road behind an extensive gravelled driveway providing parking for several vehicles with fenced and hedged side boundaries. A central concrete walkway leads to the storm porch and entrance door.

To the side of the property, there are 2 useful stores with additional parking and where the plastic oil storage tank is located. The rear garden beyond is a good size and comprises a lawn with gravelled access to the rear where there is concrete hardstanding screened by a low hedge and ideal for a shed/workshop etc. There are tall fenced boundaries, outside tap and lighting and the garden backs onto woodland with a backdrop of mature trees.

## **DIRECTIONS**

Leave Fakenham on the A148 heading east towards Cromer for approximately 2 miles and enter the village of Little Snoring. Pass The Olive Tree Bistro on the right-hand side and the property is located on the left, approximately 200 yards further on, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

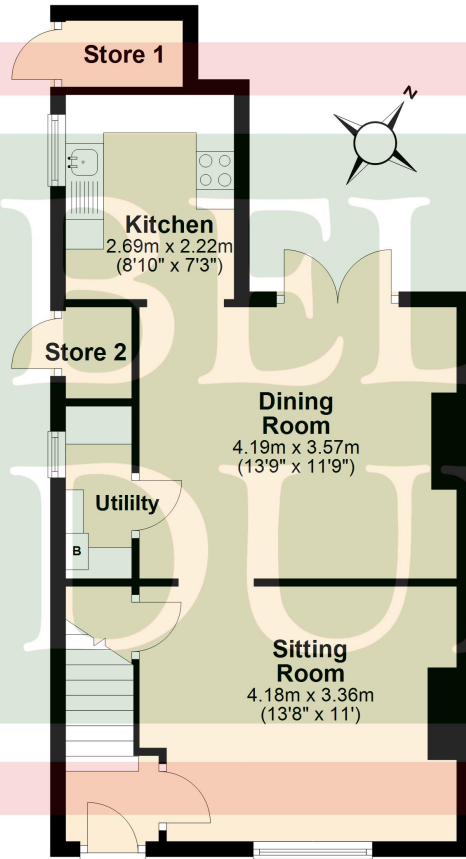
## **VIEWING**

Strictly by appointment with the agent.



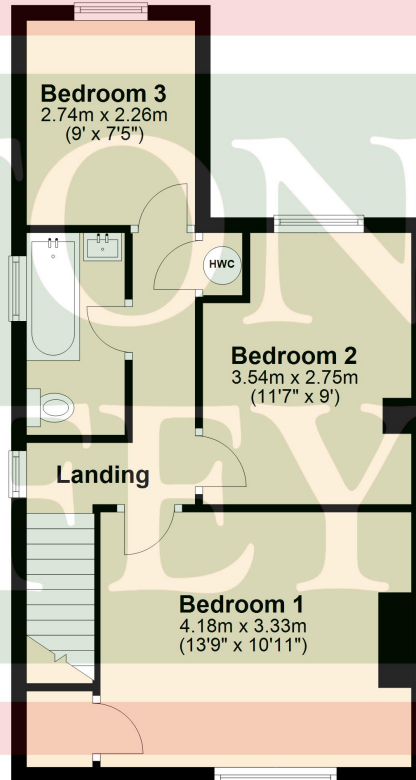
### Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 86.1 sq. metres (926.4 sq. feet)





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