



46 WOODFIELD ROAD, HOLT

Well proportioned, three-bedroom, detached bungalow, close to centre of Holt. Well maintained and much loved main home. No Onward Chain.



The Property

Tucked away within this sought after residential area, close to the centre of Holt, is 46 Woodfield Road. A charming, detached, three bedroom bungalow with well-proportioned living accommodation, an ensuite to the principal bedroom, pretty gardens to the front and rear and a detached garage with electric roller door and ample driveway parking.

There is a real sense of community in this established development, which is ideally situated within a couple of minutes drive from the town centre and for those who enjoy a stroll, there is a pathway near to the bungalow that allows a cut-through walk to town.

The property itself has been a much loved main residence for over 30 years and maintained to a high standard throughout this time. On entering through the front door, all the rooms are arranged off the central hallway, which features storage and airing cupboard.

The sitting room, cleverly wraps around to the dining area and the room is flooded with light from large dual aspect windows to the front and rear and sliding doors out to the rear garden.

The kitchen is a great size with fitted wall and under counter cupboards, sink, freestanding oven with electric hob and space for fridge / freezer and other appliances. The back door leads out to a small conservatory, ideal for storage of coats and boots, which opens into the rear garden and access to the garage and driveway.

The principal bedroom, with a window to the front of the property, has a wall of fitted mirrored wardrobes and shelves and an ensuite shower room. Bedroom two is another good sized double room, again with a window to the front and fitted mirrored wardrobes. Bedroom three is an ample single bedroom, again with a fitted wardrobe and window out to the rear garden.

The family bathroom has a walk-in shower enclosure, WC and wash hand basin with a window.



Outside

46 Woodfield Road has an elegant, low maintenance front garden, with established shrubs and small trees set into a shingle surround.

There is a driveway to the side leading to the detached garage, which is a great size and has an electric roller door.

The pretty garden to the rear is fully enclosed and has been extremely well cared for over the years. There is a summer house and a garden shed for storage, well kept lawn and borders and a patio area.





The Location

Woodfield Road is part of a quiet residential development dating back to the 1980's, comprising single story dwellings throughout. This thriving community is ideally situated to access all the amenities that Holt has to offer. There is a bus stop, with a service to the doctors surgery at High Kelling and a bowls club within easy walking distance.

The town centre is an easy stroll along a pedestrian path or just a couple of minutes drive in the car.

Holt is a thriving Georgian market town, home to Bakers & Larners independent department store with an outstanding food hall, Budgens supermarket, green grocers, butchers, fish mongers and a wealth of interesting shops and cafes. It is very popular with visitors and residents alike, with a thriving community and lots of exciting events throughout the year; including Holt Festival, regular Sunday markets, Film festivals etc.

There is even a steam train running from Holt to Sheringham and from there main line services to Norwich.

Situated just a few miles from the beautiful North Norfolk coastline, Holt is the perfect base to enjoy everything that this beautiful corner of Norfolk has to offer.

Other Information

Services: Mains Electricity, Gas, Water and Drains

Heating: Gas Central Heating

Windows: Fully Double Glazed Throughout

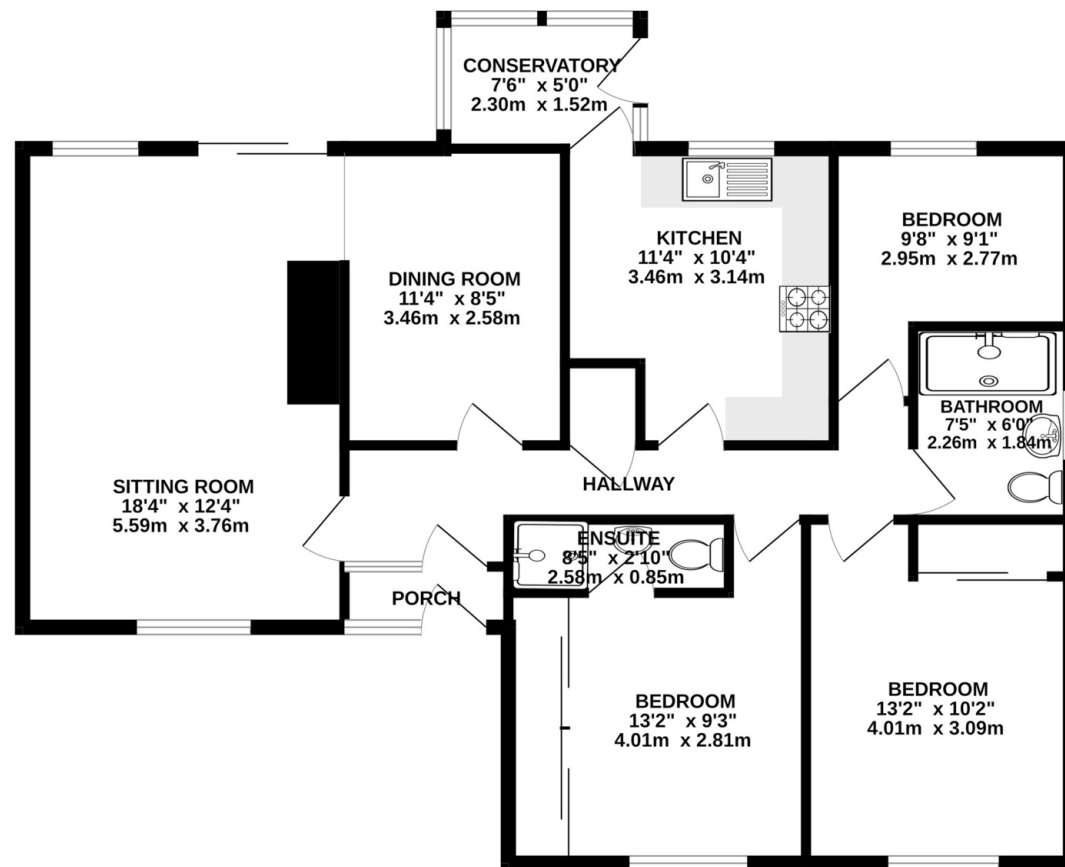
EPC: C

Council Tax: Band E, North Norfolk District Council

Tenure: Freehold

Viewings: Strictly by appointment with Big Skies Estates.





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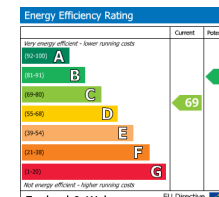
TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.