



22 PEARSONS ROAD HOLT

A stunning single storey home, recently refurbished and extended by the current owners, to create a stylish three bedroom property. The open plan living space opens out to the large rear garden and there is off street parking and a garage to the front.



The Property

This carefully considered re-imagining of the original bungalow has created a wonderful modern home that flows beautifully, maximises the available space and is flooded with natural light throughout. You are welcomed in from the front door to the L-shaped open plan living space, incorporating large sitting / dining room with bi-fold doors and large picture window out to the rear patio and garden. There is a very stylish cloakroom WC off and hooks for coats.

The kitchen area, is both slightly separate from the sitting area but equally integrated into the main room, with a newly fitted kitchen, comprising an integrated oven, induction hob with extractor hood, dishwasher, washing machine and fridge freezer.

All three double bedrooms are arranged off the rear corridor, accessed from the kitchen. The principal bedroom has a wonderful large window looking out to the front and an en suite shower room. Bedroom two, also has a window to the front and features fitted wardrobes; whilst bedroom three has a window out to the side of the property.

The family bathroom is a very smart affair, with a freestanding bathtub, separate shower enclosed, WC and wash hand basin.

There is a gravelled parking area to the front of the property, easily big enough for two or three cars and a further space to the front of the garage. The garage has an up and over door to the front and can equally be accessed from the rear garden.

The rear garden, is a fantastic size with a patio immediately to the rear of the open plan living room, ideal for alfresco dining. There is a good sized lawn, raised beds for vegetables and a greenhouse; all with a lovely feeling of privacy from the fencing and established trees and shrubs in the gardens of surrounding properties.



Holiday let Opportunity

Projected Holiday Let Income: c.£825 - £1500 per week

Projected Holiday Let Occupancy: c. 20 - 25 weeks

Sleeping: 6 in 3 Bedrooms

Whilst the property is currently a family home, it would equally lend itself to being a very comfortable second home that could generate a second income as a holiday let. There are nearby properties that are second homes and Holt is increasingly popular for guests looking for a pretty town location, close to all that the North Norfolk coastline has to offer.

For more information on holiday letting, please call the team at Big Skies.





The Location

Holt is a very popular and charming Georgian market town, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with its fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.

The town has a thriving local community and is very popular with visitors to the area, many of whom support great local events throughout the year, like the Holt Festival in the Summer and the Christmas Lights switch on in the winter. The town is also home to Gresham's a prominent independent school, founded in 1555. There are a number of cultural events held at the school which are open to the public too. The town is just a few miles from the coast and within easy reach of Fakenham, Sheringham & Cromer. There is a useful train service between Sheringham and Norwich which is very handy.

Other Information

Tenure: Freehold

Services: Mains Electricity, Gas and Drainage

Heating: Gas Central Heating with Underfloor Heating in main living area

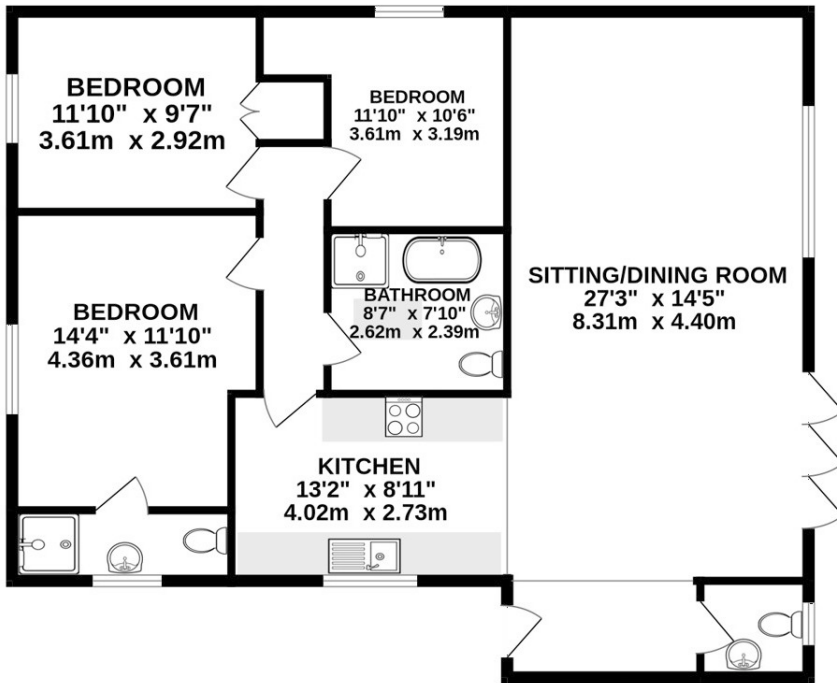
Windows: Fully Double Glazed Throughout

EPC: TBC

Council Tax: Band C - North Norfolk District Council £1,996.34 (2024)

Viewings: Strictly by appointment with Big Skies Estates





22 PEARSON'S ROAD, HOLT

TOTAL FLOOR AREA : 103 sq. m. (1109 sq.ft.)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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