



A DELIGHTFUL DETACHED BUNGALOW QUIETLY LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE

The Lilacs, 2 Nortonsfield Close, Holt, Norfolk NR25 6UE

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Bedfords

ESTABLISHED 1966

Guide Price: £399,950

(Freehold) Ref: BUR230021 (rev. 05.02.24)

- A delightful detached bungalow quietly located within easy walking distance of the town centre and Gresham's School
- Recently refurbished
- Two parking spaces and a single garage
- Private garden and paved terrace
- Double glazed
- Gas central heating
- Entrance lobby, Inner Hall, Sitting Room, Garden Room, Kitchen, Utility, Master Bedroom with En-suite Shower Room, Bedroom and Shower Room, Linen cupboard
- Built-in wardrobes to bedrooms
- New carpets, Flooring, Just decorated



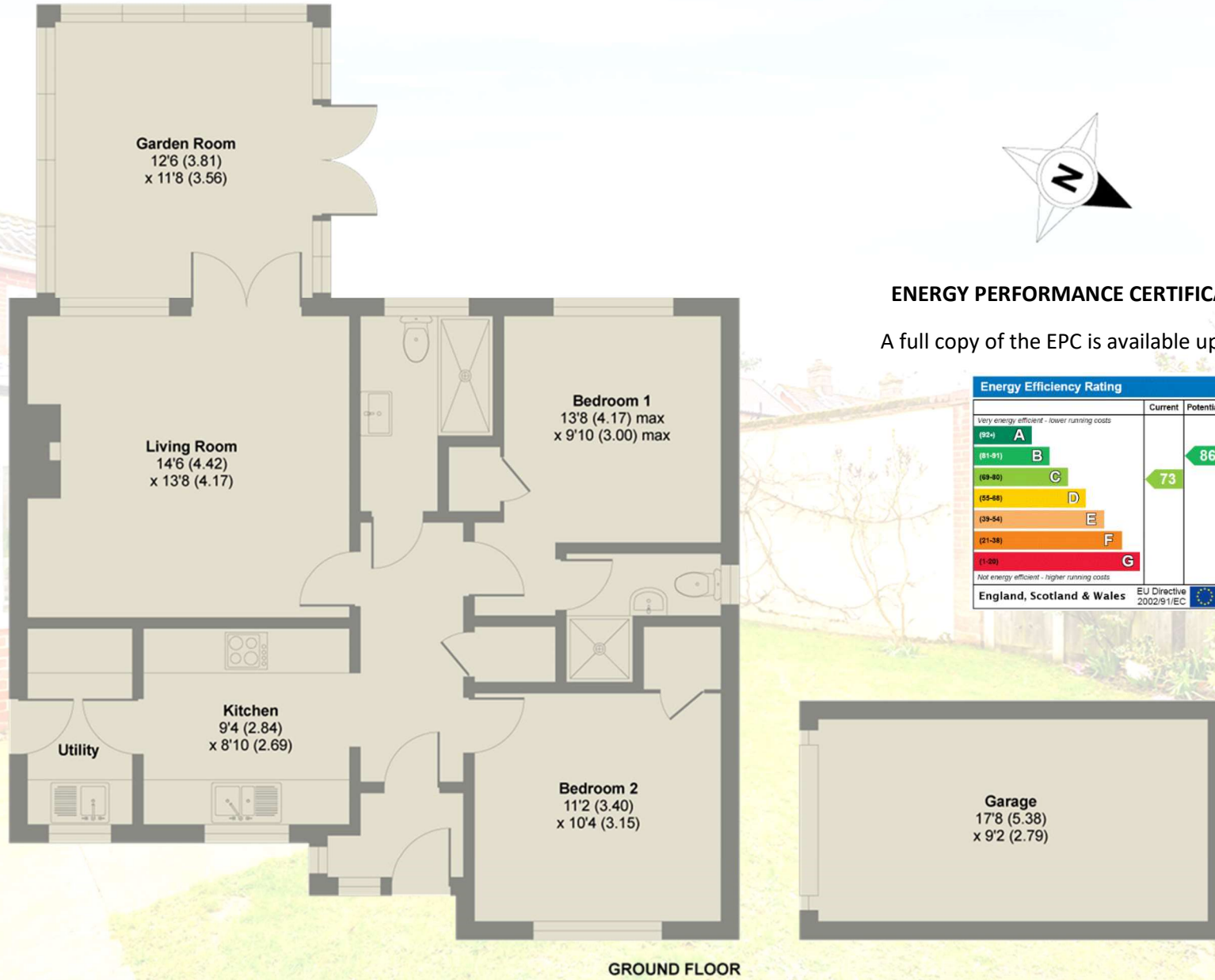
HOLT is one of north Norfolk's most sought-after market towns with a wide variety of shops and facilities, including the well-known public school, Gresham's, situated on the edge of the town. The north Norfolk coast, a delightful Area of Outstanding Natural Beauty, famous for its beautiful beaches, birds and nature reserves, is only 5 miles distant. Sailing can be enjoyed at Blakeney, Morston, Wells-Next-The-Sea and Burnham Overy Staithe along with golf on the links courses at Cromer and Sheringham.





Approximate Area = 1106 sq ft / 102.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:che.com 2023. Produced for Bedfords Estate Agents REF: 966774







HEATING: Gas Central Heating.

COUNCIL TAX: Band D.

SERVICES: Mains electricity, water and drainage.

AGENTS NOTE: Under the Estate Agents Act 1979 we are required to advise that the vendor is an associate of Bedfords.

RESTRICTIONS: i) Only to be used as a single, private dwellinghouse. ii) Not to allow any boat, caravan, motorhome, trailer or trade vehicle on the Property

BROADBAND: Openreach indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that Vodafone, EE, Three and O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.





FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

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