



# WINNS CLOSE

Holt, Norfolk, NR25 6NQ

Guide Price £450,000

**BROWN & CO**



## LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DIRECTIONS

Leave the Agents Holt office and turn right. Proceed down the High Street and turn right onto New Street (Cley Road). Take the fourth turning left onto Pereers Close and then take the first right hand turning onto Winns Close. The property can be found after a short distance on the right hand side.

## DESCRIPTION

A generous two bedroom detached bungalow situated close to the centre of Holt with accommodation comprising: entrance hall, open plan living room/dining room, kitchen, conservatory, two double bedrooms, one with en-suite shower room and a family bathroom. To the outside of the property is a well-proportioned garden together with an attached single garage and ample off road parking.

## SPECIFICATION

- Detached Bungalow within walking distance of Holt town centre.
- Double glazing and gas fired central heating.
- Large L-shaped open plan living room/ dining room.
- Two double bedrooms including master bedroom with en-suite shower room and double built in wardrobes.
- Family bathroom.
- Driveway offering ample off road parking.
- Attached single garage.
- Bright and open landscaped rear garden with summerhouse, shed and greenhouse.
- Close to Gresham's School.

## ANTI MONEY LAUNDERING

### LEGISLATION

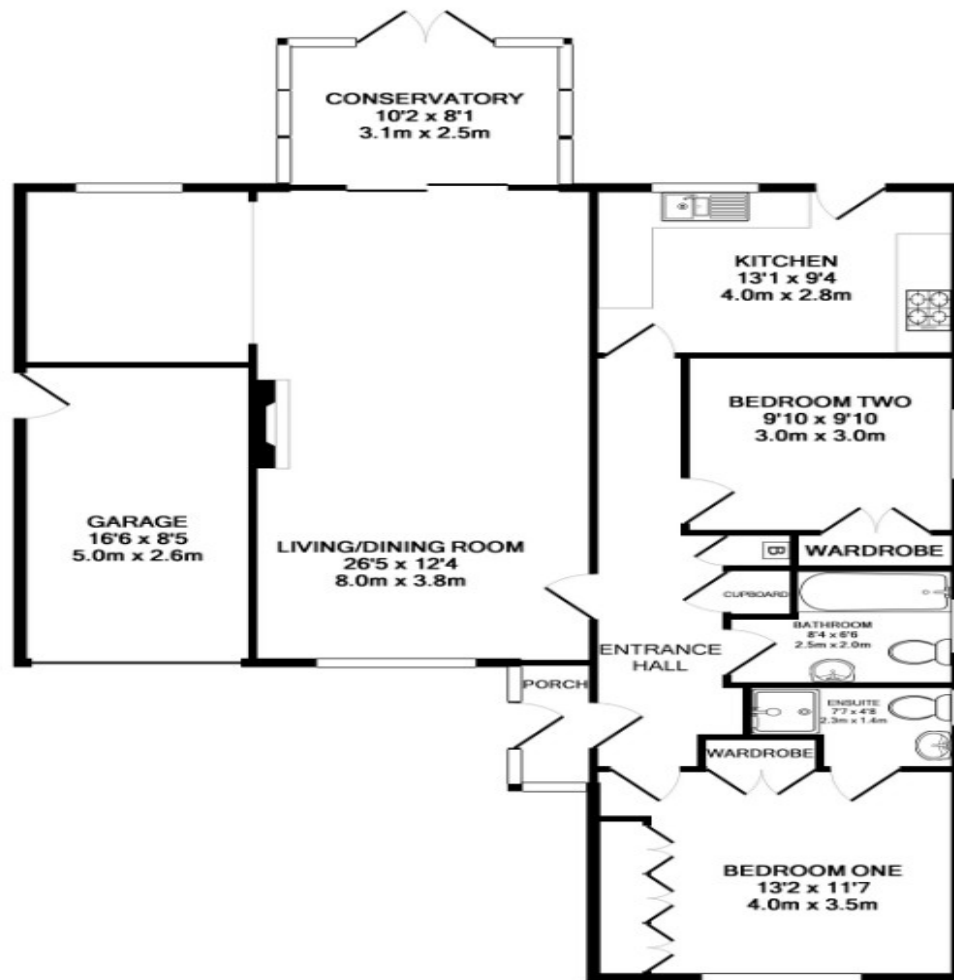
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.









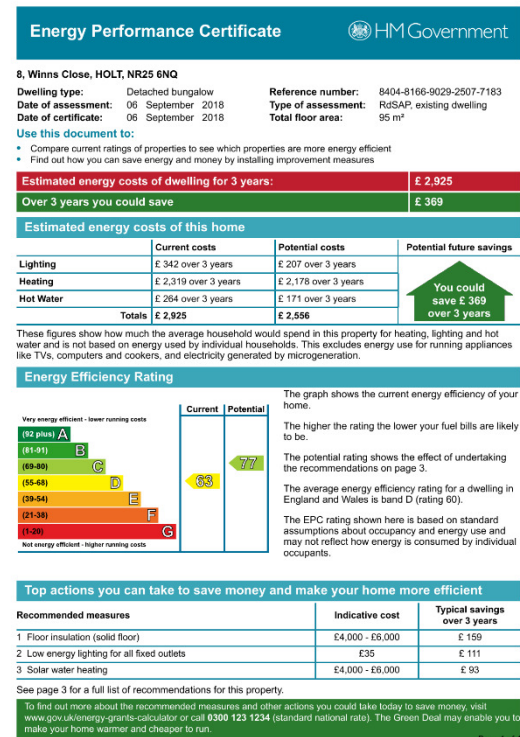


TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)  
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