

## 16 Kings Road, Holt - NR25 6DB

£260,000 Freehold

Set in a private location, this impressive three-bedroom semi-detached house offers a rare opportunity to own a home in a highly desirable area. Just a short walk from the vibrant town centre, the property enjoys privacy, not overlooked by neighbouring homes. With two reception rooms, a spacious enclosed wrap-around garden, and off-road parking with a large garage and driveway, this home provides both comfort and convenience. There is potential for extension, subject to planning permission, offering an exciting chance to personalise the living space to your needs and preferences.



## Location

Kings Road in Holt offers a fantastic location, offering both convenience and charm. Just a short walk from the town centre, residents can easily explore Holt's vibrant independent shops, cafes, and cultural attractions. The stunning Norfolk coast is nearby, offering beautiful beaches and scenic countryside for outdoor enthusiasts. For those who enjoy walking, the Holt Country Park is also within easy reach. With excellent transport links, including bus routes and rail services, Kings Road provides a peaceful yet easily accessible setting.



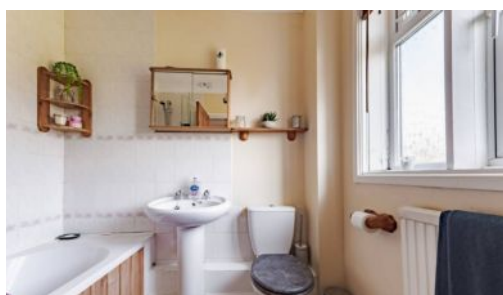
## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

There is a possibility of asbestos in the soffits on the outside of the building.

Heating system- Gas Central Heating

Council Tax Band- A





## Kings Road, Holt

Upon entering this property, you're welcomed by a bright entrance hall that sets the tone for the rest of the home. An understairs cupboard offers convenient storage space, helping to keep things organized and out of sight.

The dining room is bathed in natural light, creating a bright and airy atmosphere, with elegant shelves adding a touch of sophistication. French doors lead into the cosy sitting room, where another cupboard provides additional storage.

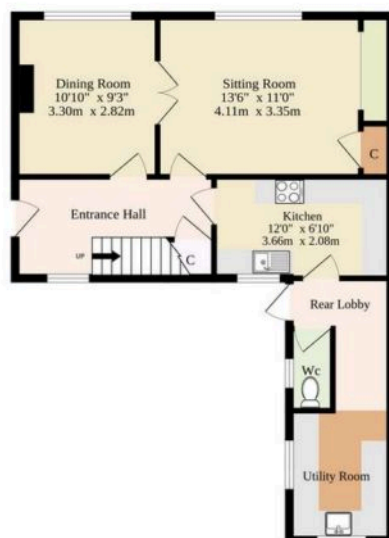
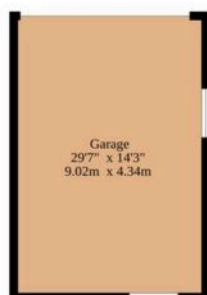
Moving through to the kitchen, you'll find built-in cupboards and ample counter space, making it perfect for meal preparation. The kitchen features tiled flooring, adding to its practicality. A rear lobby with wood flooring leads to a convenient WC, a door to the outside, and a utility room filled with natural light. The utility room is equipped with wood cupboards, counter space, and provisions for a washing machine, dryer, or even a dishwasher.

Upstairs, three well-sized bedrooms await, including two double bedrooms and one single bedroom. The family bathroom is modern and stylish, with a tiled backsplash adding a contemporary touch.

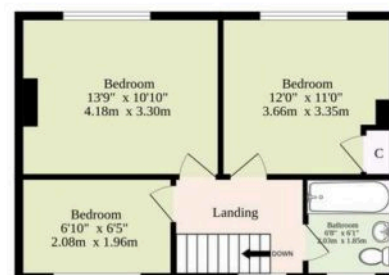
Outside, the generous, enclosed wrap-around garden features a lush lawn, a storage shed, and a greenhouse. A paved area to the side of the property offers space for outdoor entertaining or relaxation. At the front, a large garage with a side door and a driveway provides plenty of off-road parking, ensuring convenience for both residents and visitors.



Ground Floor  
674 sq.ft. (62.6 sq.m.) approx.



1st Floor  
414 sq.ft. (38.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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