



12 Nightjar Road, Holt

Holt



Minors & Brady

12 Nightjar Road

Smart, modern, and accessible, this 60% shared ownership home offers an excellent and affordable step onto the property ladder. Well-presented throughout, the property features a bright and spacious sitting room alongside a well-equipped kitchen/breakfast room designed for everyday living. Two generous double bedrooms provide comfortable accommodation, complemented by a family bathroom and a convenient ground floor cloakroom. Built by Lovell Homes and still under NHBC guarantee, the home offers both peace of mind and modern design. Outside, the enclosed rear garden with a paved seating area creates a private space to relax or entertain, while two allocated parking spaces add valuable practicality. Altogether, this is a fantastic opportunity for buyers seeking comfort, convenience, and a more accessible route into home ownership.

- This property is offered on a shared ownership basis, with a 60% share available for purchase. The remaining share is retained by the housing provider, and a monthly rent is payable on that portion.
- Prospective buyers will need to meet the eligibility criteria set by the housing association and may be required to undergo an affordability assessment.
- Please note that additional costs may apply, including rent, service charges and any applicable management fees. Buyers are advised to seek independent financial and legal advice to fully understand the terms of the shared ownership scheme before proceeding.





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The Location

Holt is a vibrant Georgian market town with a strong sense of community and rich character, shaped in part by the prestigious Gresham's School, which has been at the heart of the town for over 450 years.

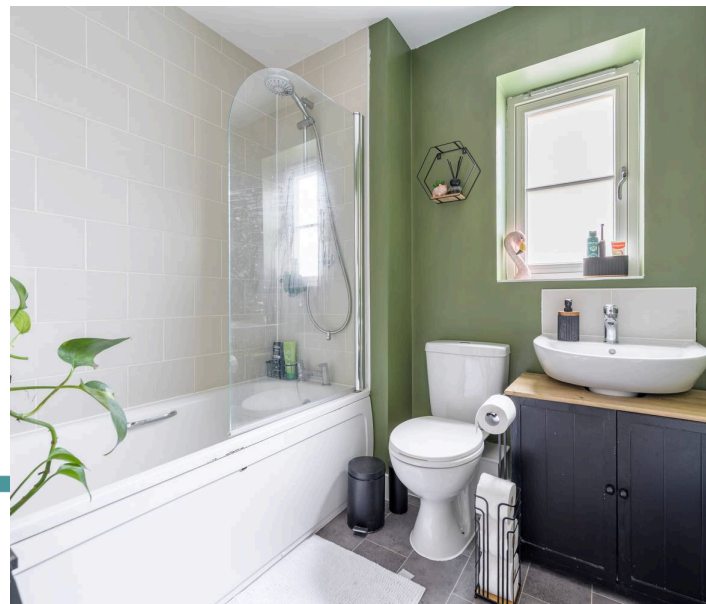
Traditional butchers and greengrocers sit alongside the iconic Bakers and Larners department store, creating a unique shopping experience.

Cafés and delis abound, Byfords, the town's oldest house, remains a popular spot for locals and visitors alike. The property market is just as varied, from elegant Georgian homes to leafy 1930s builds and stylish countryside residences. Surrounded by open green spaces like Holt Country Park and Spout Hills, and ideally placed between Norfolk's coast and the city of Norwich, Holt continues to be one of North Norfolk's most desirable places to live.

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An excellent opportunity to step onto the property ladder, this well-presented two-bedroom end of terrace home is offered as a 60% shared ownership, making it an attractive and affordable choice for a range of buyers. Built by Lovell Homes and still benefitting from its NHBC guarantee, the property combines modern construction with practical, well-designed living spaces throughout.

Upon entering, you are welcomed into a handy entrance lobby with staircase rising to the first floor, leading through into a bright and comfortable sitting room. This well-proportioned space enjoys dual aspect windows to the front and side, allowing for plenty of natural light, while an understairs cupboard provides useful additional storage.



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To the rear, the kitchen/breakfast room offers a sociable and functional layout, fitted with a range of wall and base units alongside rolled edge worktops. Integrated appliances include an oven, hob, extractor hood and fridge/freezer, while there is ample room for dining. A stainless steel sink and practical vinyl flooring complete the space, with a cupboard neatly housing the boiler. A ground floor cloakroom with WC and wash hand basin adds further convenience.

Upstairs, the property continues to impress with two genuine double bedrooms. The main bedroom overlooks the rear garden and benefits from two windows, enhancing the sense of space and light, while the second bedroom to the front is equally well-sized. The bathroom is fitted with a panelled bath with shower over and screen, WC and wash basin, alongside a radiator, shaver point and a side window for natural ventilation.

Externally, the home enjoys a small front garden and a larger enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining. The garden features a paved patio area and an outside tap, with room for further landscaping if desired. Completing the package are two allocated parking spaces, a valuable addition for modern living.

This appealing home is offered on a 60% shared ownership basis, with a monthly rent payable on the remaining share. Combining affordability, modern convenience and a practical layout, this property presents a fantastic opportunity for buyers looking to secure a well-located and easy-to-maintain home.

Agents Note

This property will be sold leasehold with 121 years remaining

Ground rent: £276.64

Service charge: £16.66



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Minors & Brady

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