



14 Greenwich Avenue, Holbeach

Minors & Brady



14 Greenwich Avenue

Holbeach, Spalding

A family home that immediately feels ready for everyday living, offering a comfortable setting with space to grow and enjoy time together. Its position opposite the park adds a lovely sense of openness, while the well-planned layout inside provides the kind of flexibility that suits busy routines, relaxed evenings and gatherings alike. With generous reception rooms, a principal bedroom with en-suite, a private rear garden and the convenience of no onward chain, it presents an appealing lifestyle for those looking to settle into Holbeach with ease.

- No onward chain!
- Detached four-bedroom family home in a sought-after Holbeach setting
- Opposite a park, providing a pleasant outlook and a family-friendly environment
- Generous living room and separate dining room creating flexible everyday living space
- Well-appointed kitchen supported by a practical utility room
- Principal bedroom with en-suite, plus three additional well-proportioned bedrooms
- Modern family bathroom serving the remaining bedrooms
- Off-street parking leading to a powered double garage
- Enclosed rear garden with lawn, planted borders and a patio for outdoor dining
- Close to amenities, schools and transport links, ideal for convenient family living



M&B



14 Greenwich Avenue

Holbeach, Spalding

The Location

Greenwich Avenue sits within a well-established residential pocket of Holbeach, offering a calm suburban setting with a straightforward connection to everyday essentials. The surrounding streets are lined with traditional family homes, and the wider area opens out to the flat, rural Fenland landscape that gives Holbeach its character.

Amenities are close at hand: Tesco Superstore and Co-op Food are the nearest supermarkets, both within a short drive, and the town centre provides cafés, independent shops and practical services. Local education is well covered, with Holbeach Primary Academy and William Stukeley Church of England Primary School nearby, while University Academy Holbeach serves older students.

Transport links are convenient, with regular bus services running towards Spalding and Kings Lynn, and easy road access via the A17 for wider travel. The lifestyle here is straightforward and appealing, with a friendly community feel, green open spaces around the town, and everything needed for day-to-day living within comfortable reach.



M&B



14 Greenwich Avenue

Holbeach, Spalding

An immaculately maintained detached family home, offered with **no onward chain**, set within a well-regarded position on the outskirts of Holbeach and enjoying an outlook across a park.

The property presents a welcoming and well-arranged layout that suits modern family living, with generous reception spaces, a practical flow, and a comfortable selection of bedrooms on the first floor.

The ground floor opens into an inviting entrance hall that leads to a cloakroom, a spacious living room, and a separate dining room with double doors that create an easy connection between the main living areas.

The kitchen is well appointed with fitted cabinetry, an integrated oven and areas for your own appliances, supported by a useful utility room, providing a dedicated space for laundry appliances.

Upstairs, the home offers four well-proportioned bedrooms. The principal bedroom features its own en-suite shower room, while the remaining rooms are served by a modern family bathroom, creating a balanced and versatile arrangement for families or visiting guests.



M&B

14 Greenwich Avenue

Holbeach, Spalding

Outside, the frontage is open and neatly presented with lawned areas, slate detailing, and established shrub borders. A driveway provides off-street parking and leads to a fully powered double garage.

To the rear, the enclosed garden offers a private setting with lawn, planted borders, a patio area for outdoor dining, and external lighting that enhances the space into the evening.

With its sought-after location, proximity to amenities, schools, and transport links, and the added benefit of no onward chain, this is a well-rounded home that offers comfort, convenience, and an appealing lifestyle for those looking to settle in Holbeach.

Agents Notes

Freehold.

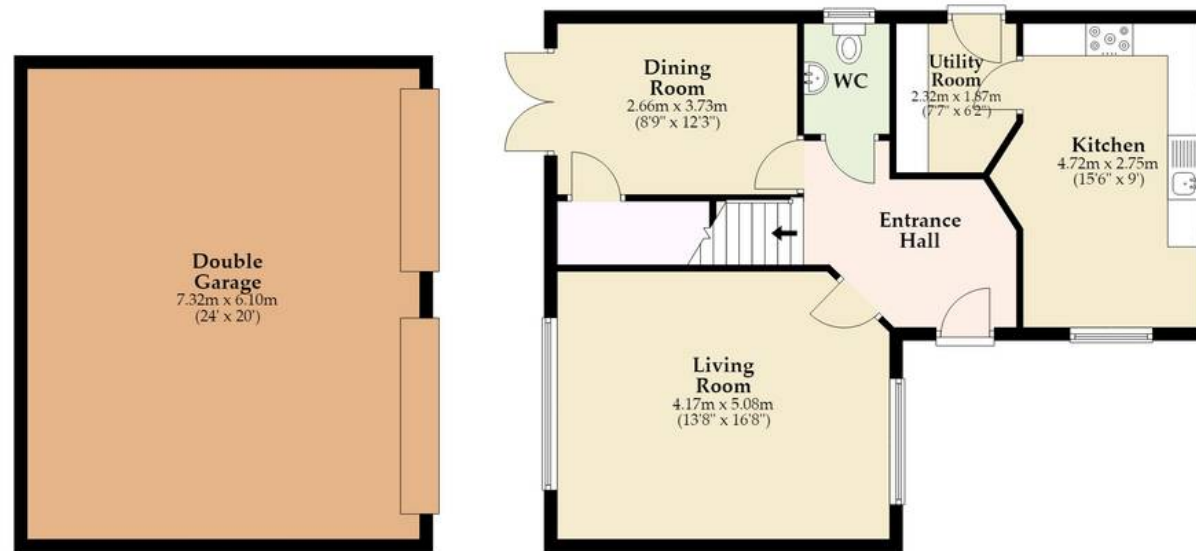
Connected to mains water, electricity, gas and drainage.

Gas central heating system.

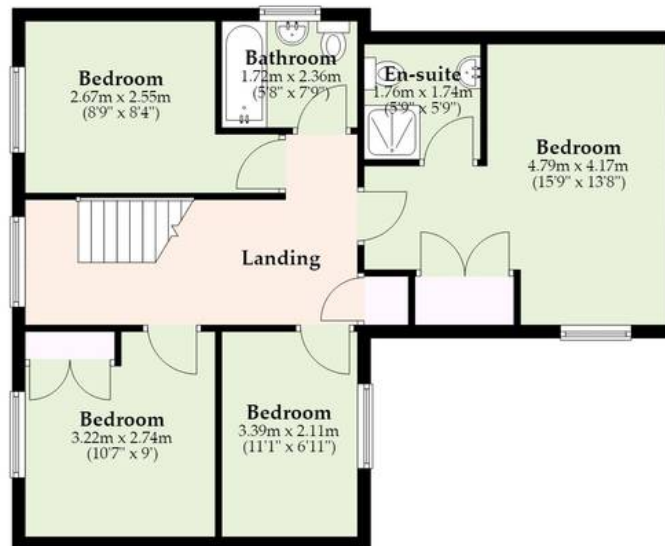


M&B

Ground Floor
Approx. 108.8 sq. metres (1171.6 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 172.3 sq. metres (1854.9 sq. feet)

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.
Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk