



3 John Allison Avenue, Holt

Minors & Brady



3 John Allison Avenue

Holt

This attractive two-bedroom home offers well-presented accommodation arranged over two floors, with a contemporary kitchen/diner, a comfortable living room, and the added benefit of an en-suite to the principal bedroom. The property also features a private courtyard garden and a pleasantly surprising amount of ground-floor garage space, providing excellent potential for storage, hobbies, or practical use. Combining modern interiors with a well-planned layout, it presents an appealing opportunity for buyers seeking a manageable home with useful additional space.

- Attractive two-bedroom property in a desirable Holt location, with well presented accommodation arranged over two floors
- Spacious open plan kitchen and dining area featuring modern fitted units, ample worktop space and room for dining, creating a practical and sociable space for everyday living
- Generous principal bedroom benefiting from a private ensuite shower room for added comfort and convenience
- Second well proportioned bedroom providing flexible accommodation for guests, family members or a dedicated home office
- Modern family bathroom finished in neutral tones, fitted with a bath, wash basin and WC
- Enclosed rear garden featuring attractive planting, seating areas and a covered outdoor seating space, ideal for relaxing and entertaining
- Three integral garages offering exceptional vehicle storage, secure parking or potential for a variety of practical uses, subject to requirements





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- Bright and welcoming living space with a well balanced layout, providing a comfortable setting for relaxing and entertaining
- Well maintained interiors with neutral finishes throughout, creating a welcoming home
- Conveniently positioned in Holt, within reach of independent shops, cafes, local amenities and the surrounding North Norfolk countryside

Location

Holt is a historic market town in North Norfolk, offering a well-established community, independent shops and access to the surrounding countryside. The town centre features a range of boutiques, cafés, restaurants, and everyday amenities, alongside healthcare services and local schooling, including Holt Primary School and Gresham's School. Road links via the A148 connect Holt with nearby towns such as Cromer and Fakenham, while Sheringham provides access to the Bittern Line railway service towards Norwich. For outdoor recreation, Holt Country Park offers woodland walks and open spaces, while the North Norfolk coast is within easy reach for beach walks and days by the sea. Combining convenient local facilities with a distinctive market town atmosphere and access to the countryside, Holt offers a balanced setting for families, professionals and those seeking a quieter pace of life.

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The ground floor is dedicated to garage and storage space, arranged across three separate sections. This provides considerable flexibility for storing vehicles, bicycles, equipment and household belongings, or for accommodating hobbies that require additional room.



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Upstairs, the hall leads through to the main living accommodation. The lounge provides a welcoming setting for relaxing, with space for comfortable seating and a layout that lends itself to everyday living. The kitchen/diner is fitted with modern units, generous worktop space and integrated cooking facilities, with room for a dining table. Its open, sociable feel makes it well suited to preparing meals and entertaining, while the adjoining garden access helps connect the interior with the outdoor space.

The principal bedroom benefits from its own en-suite shower room, providing added convenience and privacy. A second bedroom offers flexibility for guests, a home office, or additional storage, depending on individual needs. The family bathroom is fitted with a bath, wash basin and WC, completing the first floor accommodation.

Outside, the private courtyard garden provides a pleasant space for outdoor seating, potted plants or enjoying some fresh air without extensive upkeep. The property combines comfortable first floor living with generous additional space, creating a home that offers both practicality and flexibility.

Agent's Note

Council Tax Band: C

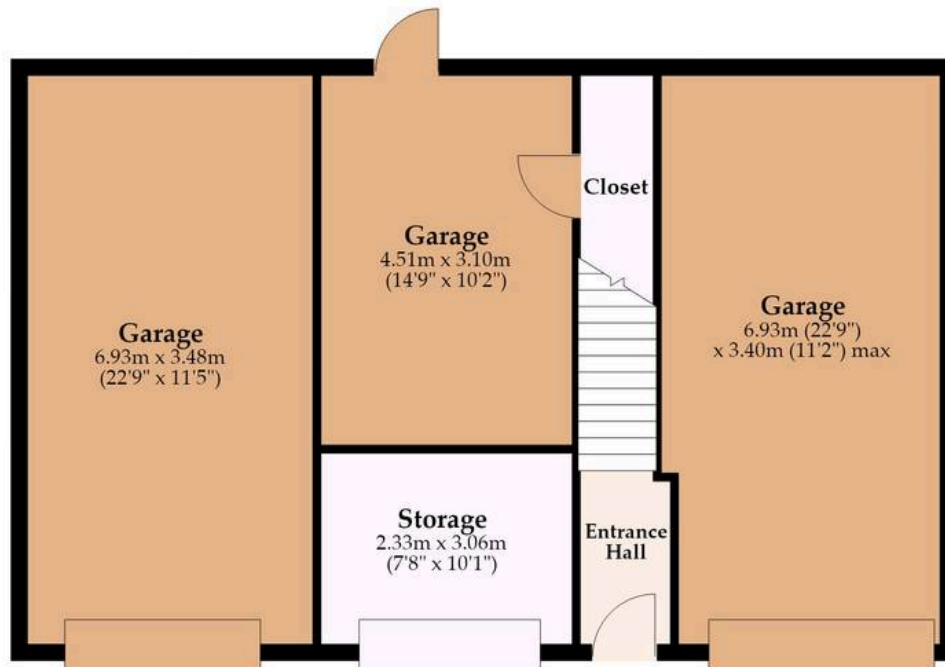
This property will be sold freehold, connected to mains water, gas, electricity and drainage.



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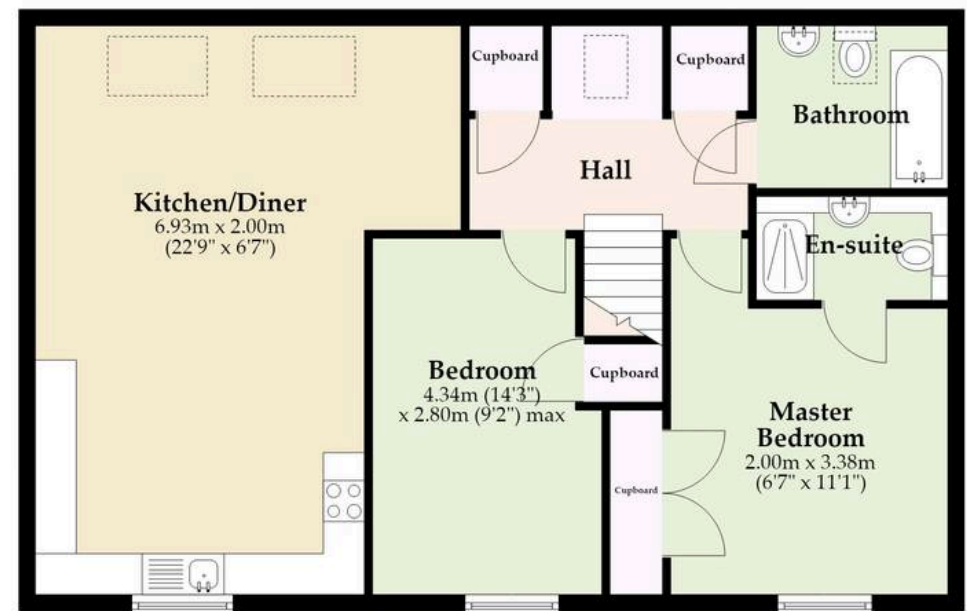
Ground Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.6 sq. feet)



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Total area: approx. 154.1 sq. metres (1659.0 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.

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