



13 Robin Close, Holt, NR25 6GD

Price Guide £270,000

- Semi-detached modern dwelling
- Two bedrooms
- Gas central heating
- Off-road parking
- Just south of the Town
- Two bathrooms (one ensuite)
- Sealed unit glazing
- West facing enclosed garden

13 Robin Close, Holt NR25 6GD

Robin Close forms part of this new residential development located just south of the Town Centre. The property is well-proportioned and offers gas centrally heated accommodation with sealed unit glazing too. The property offers two bathrooms including ensuite facilities, and two bedrooms. The gardens enjoy a westerly aspect and there is off-road parking for two cars.

Holt itself is a highly favoured location renowned for its wonderful selection of shops, restaurants and boutiques. A regular bus service passes through and connects to the coast at Sheringham.



Council Tax Band: C



ENTRANCE HALL

Part glazed composite entrance door, radiator, stairs to first floor.

CLOAKROOM

Window to front aspect, concealed cistern w.c., radiator, wash basin, wall mirror.

KITCHEN/DINING ROOM

Wide bay window to front aspect, radiator, provision for TV. Comprehensive range of white base and wall storage units with laminated work surfaces and matching upstands. Inset four ring gas hob unit with stainless steel splashback and extractor hood above. Built in electric oven, provision for washing machine and dishwasher. Integrated fridge/freezer, inset stainless steel sink unit.



LOUNGE

A beautifully light room with UPVC patio doors to the rear garden. Radiator, provision for TV.

FIRST FLOOR

LANDING

Radiator, built in cupboard.

PRINCIPAL BEDROOM

Radiator, two windows to front aspect, fitted wardrobe cupboard.



ENSUITE

Enclosed shower cubicle with mixer shower and tiled splashbacks, wall hung wash basin, concealed cistern w.c., chrome heated towel rail.

BEDROOM 2

Window to rear aspect, radiator.

BATHROOM

Panelled bath, wall hung wash basin, concealed cistern w.c., chrome heated towel rail, part tiled walls.



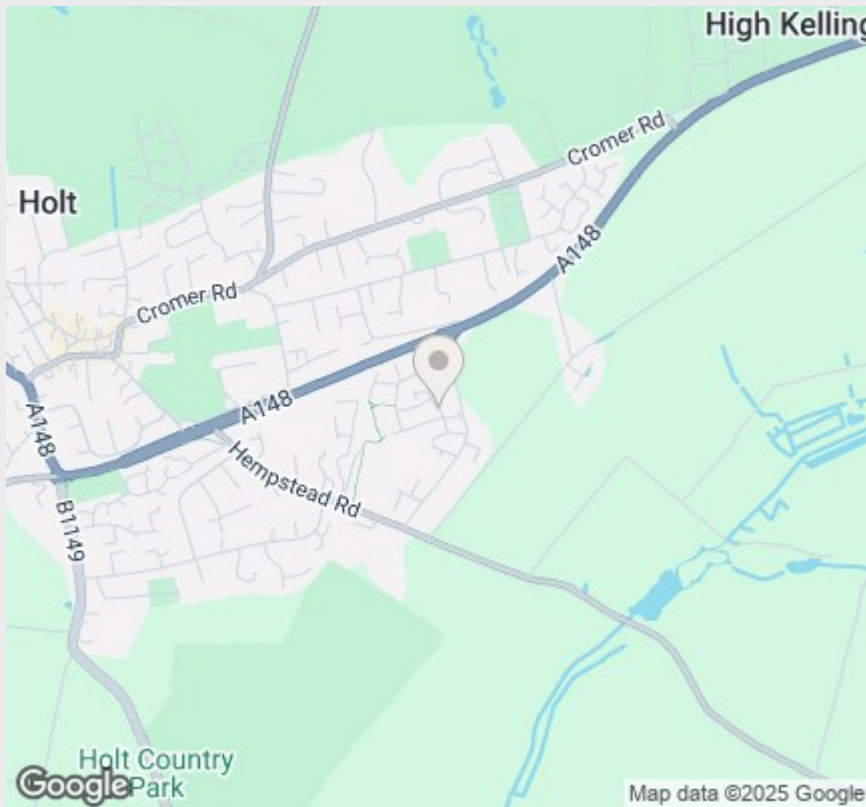
GARDENS

There is a small, open plan garden area to the front and a brickweave driveway to the side with ample off-road parking for two cars. A gate then leads to the fully enclosed rear garden which has a paved patio and lawn with small shrub beds.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C.





Viewings

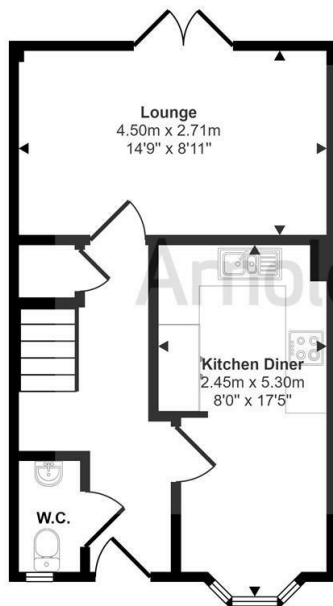
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

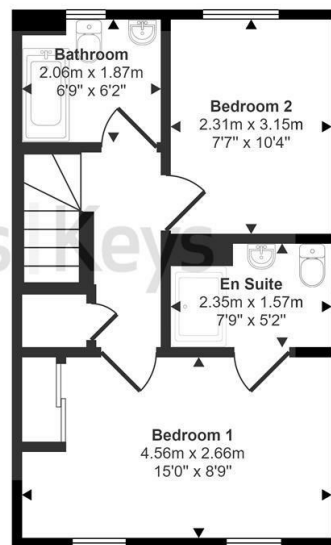
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



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