



THE STORY OF

11 Howson Avenue

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6FS

A decorative background featuring a light-colored sofa with several patterned and solid-colored pillows (blue, yellow, red, and white with patterns) arranged on it. The background is semi-transparent, allowing the text to be clearly visible.

Stylish Two Bedroom Coach House
Immaculately Presented Throughout
Wonderfully Low Maintenance
Large Car Open Fronted Garage
Open Plan Living
Enclosed Private Garden
Highly Desirable Location
Energy Efficient Home

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“Deceptively spacious interiors...”

Tucked away in a quiet avenue, this delightful coach house offers immaculately presented and well balanced accommodation in the heart of a hugely popular collection of homes.

The deceptively spacious interiors are complemented by off road parking, an open garage as well as a private garden making this a truly versatile home, well adaptable to serve any number of purposes.

The charming frontage, with a paved walkway flanked by well tended lawns,

reveals the front door leading to the entrance lobby and staircase rising to the first floor. The impressive open plan reception features a modern fitted kitchen, ample room for a free standing island/breakfast bar as well as a generous seating area.

The two bedrooms consist of a generous principal room with built in storage alongside a further double guest bedroom. Both are well-served by the luxuriously appointed family bathroom.



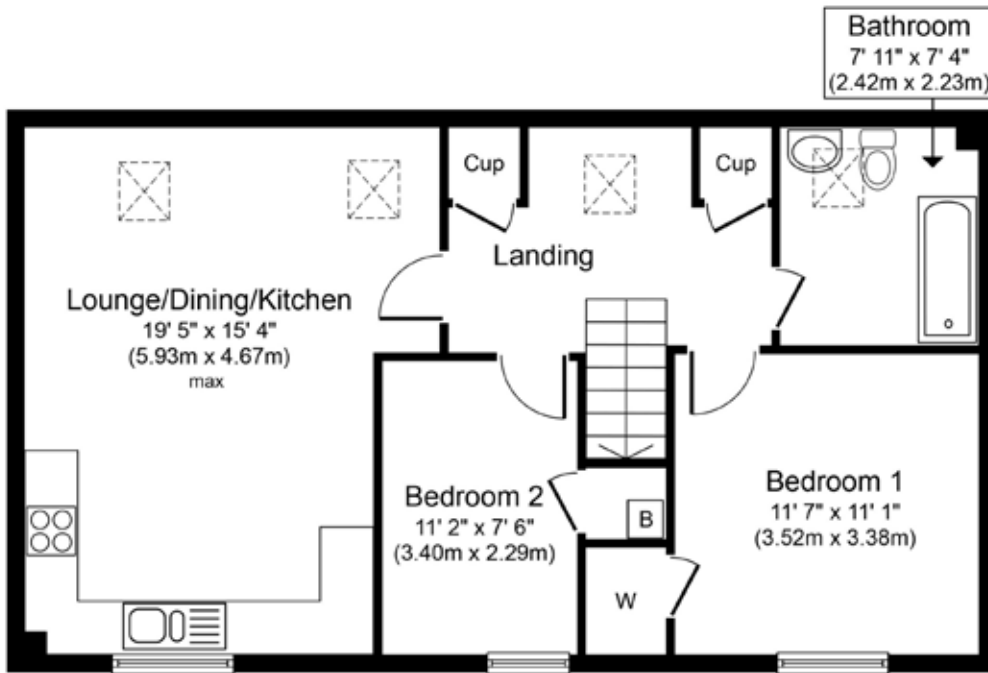




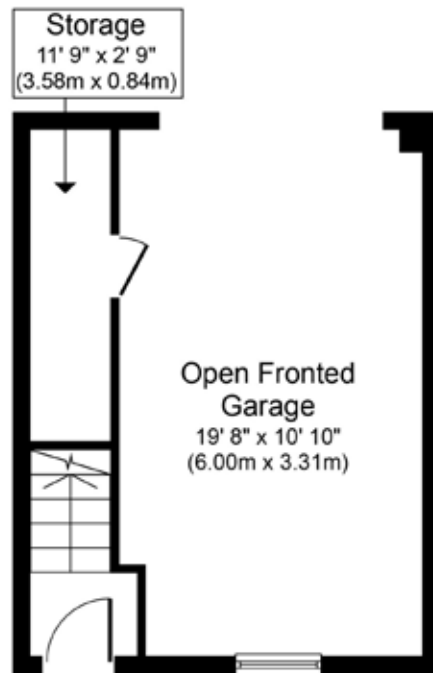


Outside, this home enjoys all the benefits usually associated with a larger property. A private garden is enclosed with timber fencing whilst off road parking is complemented by an open fronted garage with yet more storage built in.





First Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



**Ground floor entrance lobby
and open fronted garage**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Holt

IN NORFOLK
IS THE PLACE TO CALL HOME



A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the

latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and

there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.





Byfords is believed to be the oldest house in Holt.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8120-7131-7670-5225-1296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold property with 123 years and 3 months remaining.

SOWERBYS



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