



THE STORY OF

3 Orchard Close

Holt, Norfolk

SOWERBYS

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3 Orchard Close

Grove Lane, Holt, Norfolk
NR25 6AT

Immaculately Presented Four Bedroom Home

Wealth of Elegant Features

Highly Desirable Location

Versatile Accommodation

Low Maintenance Home

Off Road Parking and Garage

Private Enclosed Garden

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“This wonderful home boasts versatile and immaculately presented accommodation.”

Tucked away at the end of a quiet residential close, this handsome and spacious home boasts around 2,500 sq ft of versatile and immaculately presented accommodation. A selection of fine architectural features including dado rails and plaster coving make this a wonderfully elegant home, yet maintain the convenience of a low maintenance modern home.

A large and welcoming entrance hall gives way to the spectacular front sitting room with high ceilings, ornate coving and elegant proportions filled with light

via large sash windows. This room leads semi open plan to the dining room with yet more elegant features. A kitchen to the rear of the home works well with the adjoining breakfast room and enjoys a wealth of storage and workspace, alongside pleasant views of the garden. Excellent versatility is brought to the home with a delightful snug to the front, whilst a large study adjoins the cloakroom making for an excellent option for a downstairs bedroom. A well-equipped utility room and a substantial conservatory complete the impressive ground floor.



Upstairs is home to three further bedrooms. The striking principal suite benefits from a large en-suite shower room and reams of natural light filling this generous room, with ample space for a dressing table and other substantial furniture. Two further double bedrooms are well served by the central family bathroom.

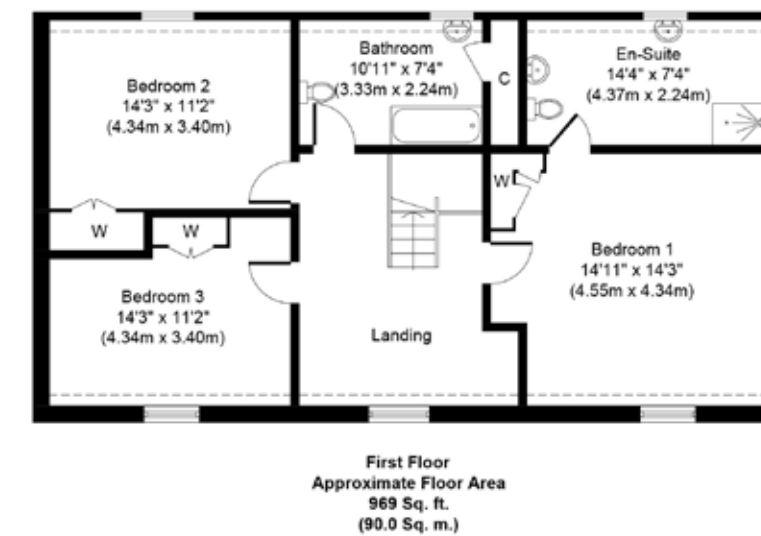
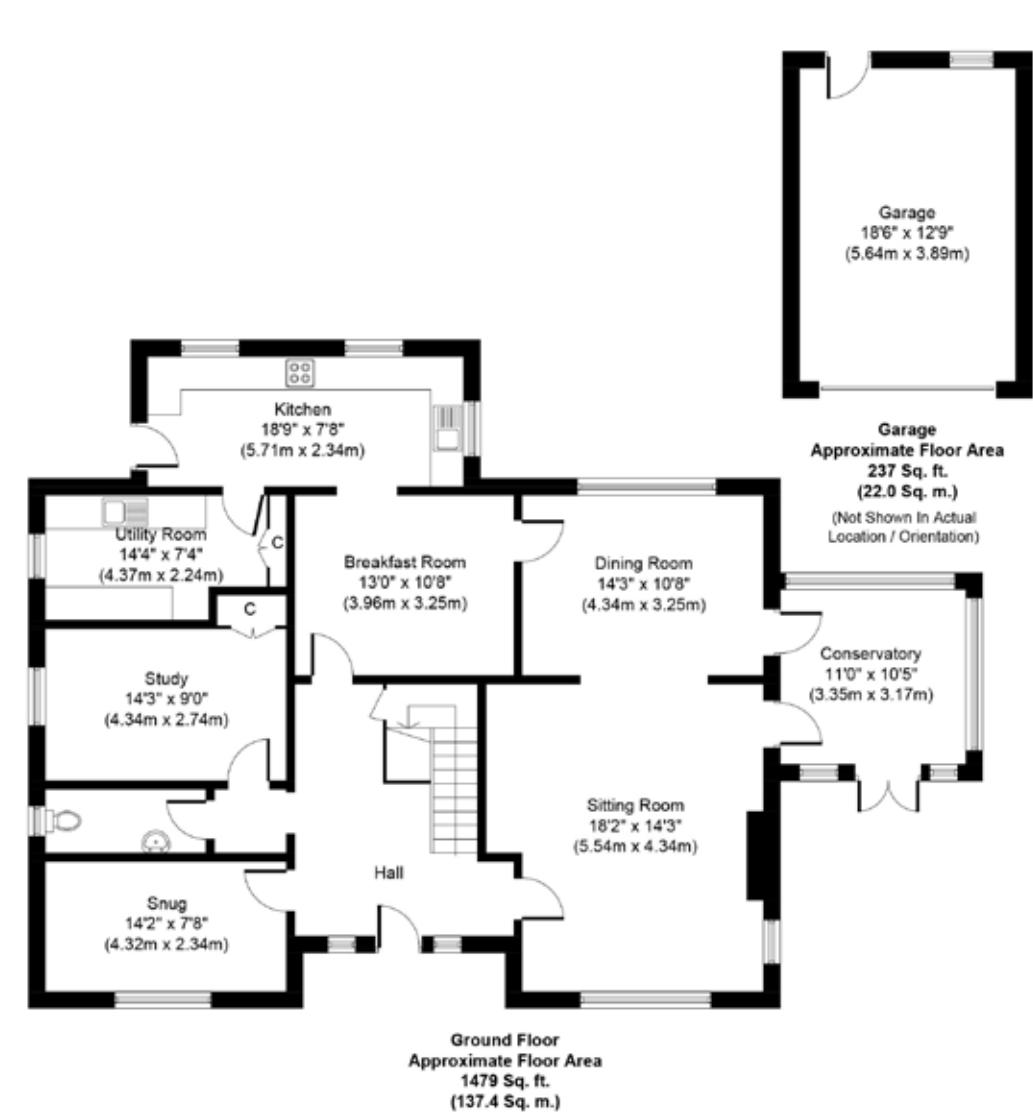
“There is enough room for the family to visit!”





Benefiting from a quiet position at the end of a small close, this home enjoys a wonderfully well-proportioned plot making for the perfect balance between privacy and space and an easy to maintain area. To the front, ample off road parking is complemented by the detached garage, whilst the rear garden features a generous dining terrace leading off the conservatory giving way to sprawling lawn interspersed with mature shrubs and well stocked flower beds.

“Orchard Close is an excellent location, close to the town but quiet.”



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.

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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.

Note from the Vendor



The renowned Byfords Deli and café.

“Holt High Street is flourishing, it's great to see.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2614-8180-2622-1901

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

Freehold.

SOWERBYS



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