



THE STORY OF

1 Kenwyn Close

Holt, Norfolk

SOWERBYS



S

THE STORY OF

1 Kenwyn Close

Holt, Norfolk
NR25 6RS

Three Bedroom Detached Residence

Bold Corner Plot

Modern and Stylish Interiors

High Specification Throughout

Luxurious Kitchen and Bathrooms

New Flooring Fitted to Stairs, Landing and Bedrooms

Landscaped Gardens

Ample Off-Street Parking and Garage

Conveniently Located for Town

Excellent Access to Countryside and Coast

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“We enjoy having our morning coffee in the rear reception room with the doors open to the garden...”

Set up perfectly for a modern and efficient town lifestyle, clean lines, stylish interior design, and immaculate gardens located moments from the vibrant scene of a historic Georgian market town with boats, coast and countryside beyond.

‘1 Kenwyn Close’ is a modern, three bedroom detached home that commands an enviable, residential location within a short walking distance of Holt’s historic town centre and Gresham’s School.

Extensively remodelled, extended and much improved in recent years this impressive home features immaculate accommodation that is both stylish and highly efficient.

Thanks to an innovative and aesthetically pleasing rear extension there is an abundance of entertaining space that flows beautifully and connects seamlessly to attractive and functional gardens.





The ground floor living space features a 21' lounge with herringbone oak floors and an inset feature gas fireplace. Double doors from the lounge lead through to a stunning dining/family room that provides a bright and generous entertaining area. Light floods this impressive space thanks to triple Velux windows set into a vaulted ceiling and expansive bi-fold doors that open out directly onto a sun terrace.

The kitchen/breakfast room has a modern yet stylish feel with 'Shaker' cabinets capped with solid oak worktops, a suite of integrated appliances and a bespoke breakfast bar with matching oak tops. Off the hall is a lobby area and a guest WC.





The first floor continues the modern and stylish feel with good sized three bedrooms including the principal bedroom with floor to ceiling fitted wardrobes. The bedrooms are served by a family sized bathroom fitted with high end sanitary ware and a wide shower cubicle.



Commanding a bold and generous corner plot, the property is blessed with wide frontage that provides ample off-road parking options and a neatly tended front garden area.



To the rear is a delightful, enclosed garden with shaped lawns enclosed by high privacy fencing. A spacious, paved sun terrace flows off the open plan living area to provide the perfect entertaining space and a seamless integration of the house and gardens. On the west elevation is an area set aside for a barbecue whilst on the east elevation double gates provide functional access between the front and rear garden areas.

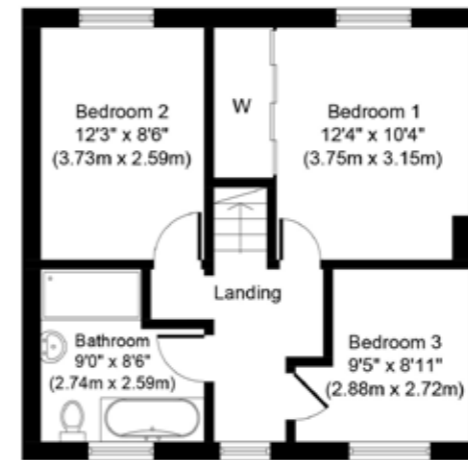


A personal gate from the rear garden gives access to a further driveway and a garage. Thanks to such a wide plot the property offers excellent potential for further enhancement subject to relevant planning consents.

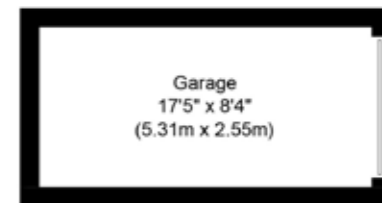
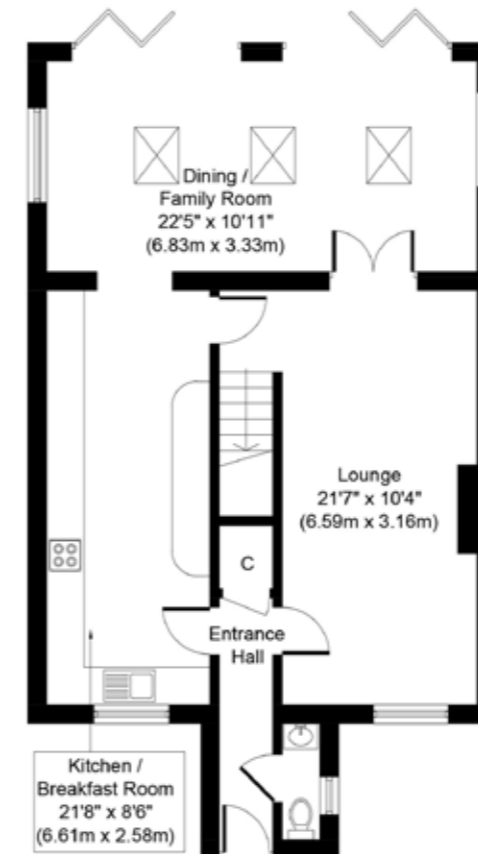
This delightful home is perfectly placed to make the most of the vibrant town lifestyle Holt has to offer. It is also conveniently placed just a short stroll from the internationally renowned independent Gresham's School which features nursery, pre-prep, prep and senior schooling.

Set amongst the glorious countryside of north Norfolk, Holt is a vibrant and historic market town that benefits from an eclectic mix of independent retailers, artisan producers and an excellent spread of restaurants and pubs to cater for all desires. Furthermore, the heritage coastline is just a short drive away with epic coastal walks and big skies.





First Floor
Approximate Floor Area
487 Sq. ft.
(45.2 Sq. m.)



Garage
17'5" x 8'4"
(5.31m x 2.55m)

Garage
Approximate Floor Area
145 Sq. ft.
(13.5 Sq. m.)
 (Not Shown in Actual
 Location / Orientation)

Ground Floor
Approximate Floor Area
793 Sq. ft.
(73.7 Sq. m.)

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.

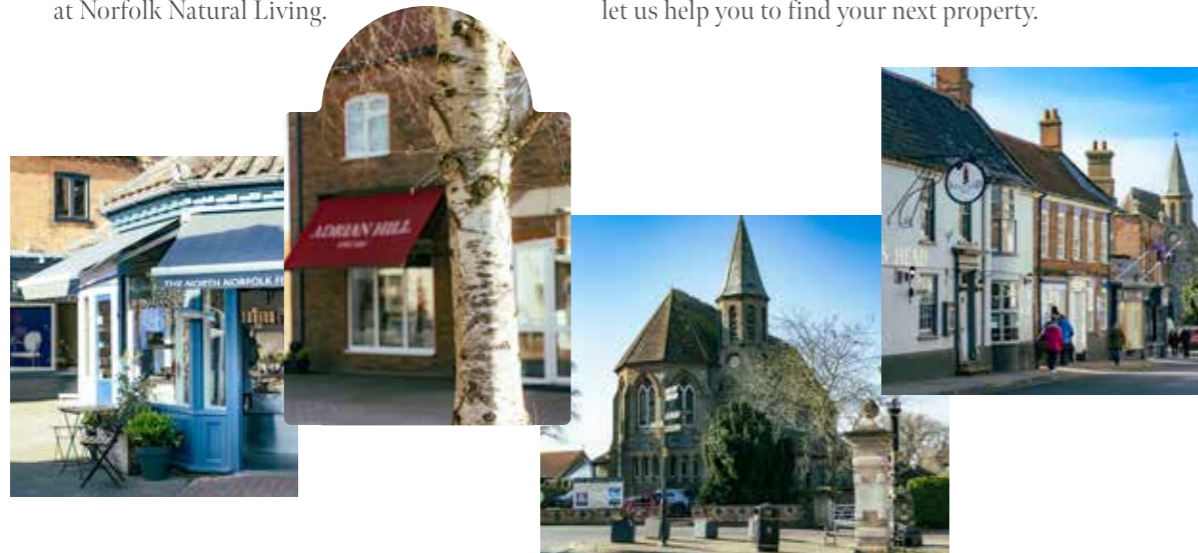
With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

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.



Note from the Vendor



Coastal path near Sheringham

“We love to explore the many footpaths through open countryside and down to the coast.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Air-con fitted to principal bedroom.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9388-1038-7238-4520-9264

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.

AGENT'S NOTE

All bedroom carpets have been replaced with Amtico flooring as of June 2023. Carpets were replaced on the stairs and landing as of June 2023 also.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL