



THE STORY OF

7 Larch Crescent

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6TU

Modern, Detached Bungalow

Two Double Bedrooms

Generous, Triple Aspect Lounge

Double Glazed Conservatory

Well-Presented Kitchen/Breakfast Room

Fitted Furniture to Both Bedrooms

Modern Shower Room

Double Glazing and Gas Central Heating

Single Garage, Off-Street Parking

Neatly Tended Gardens

Convenient Town Location, Yet Quiet

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“This is a home in a prime position,
but with great potential for enhancement.”

An excellent opportunity to secure a delightful, detached bungalow, occupying a prime position in Holt showcasing well-balanced accommodation, modern comforts and the perfect balance of a low maintenance lifestyle and excellent efficiency qualities.

7 Larch Crescent is the perfect example

of a detached bungalow which offers comfortable and low maintenance living with modern comforts and neatly tended gardens.

The well-maintained accommodation is set of a single level and extends to around 800 sq. ft. with great potential for personal enhancement.

A front porch leads through to a central hall with cloaks cupboard. Off the hall is a spacious, triple aspect sitting room which provides generous living space with a modern, electric fireplace and ample room for a dining area.

The delightful kitchen/breakfast room features modern cabinets and plenty of space for a breakfast table. Directly from the kitchen is a double glazed, UPVC conservatory offering a further, flexible living space with french doors onto the rear garden.

The principal bedroom features a comprehensive range of fitted furniture which includes wardrobes, drawers and integrated dressing table. A second double bedroom also features fitted wardrobes and views over the rear garden.



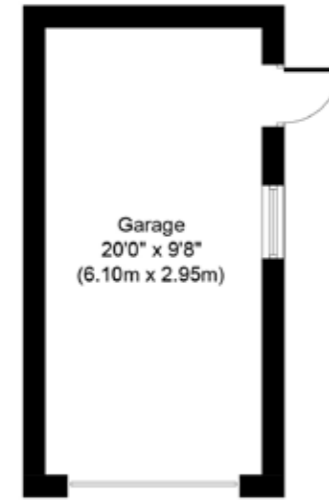


To the front of the property is a neatly tended, low maintenance garden with a shingle laid terrace, central bed with a mature hydra dream and a blocked pathway to the front door. To one side is a private driveway for parking and access to a single brick-built garage. A side gate gives access to a delightful southeast facing garden which again is designed with low maintenance in mind with an extensive paved terrace flanked by soft landscaping and enclosed by mature boundaries and fencing.

The property benefits from UPVC double glazing throughout and gas fired central heating.

Larch Crescent is particularly quiet and discreet residential cul-de-sac which commands an enviable and convenient position in the highly sought-after Georgian market town of Holt.

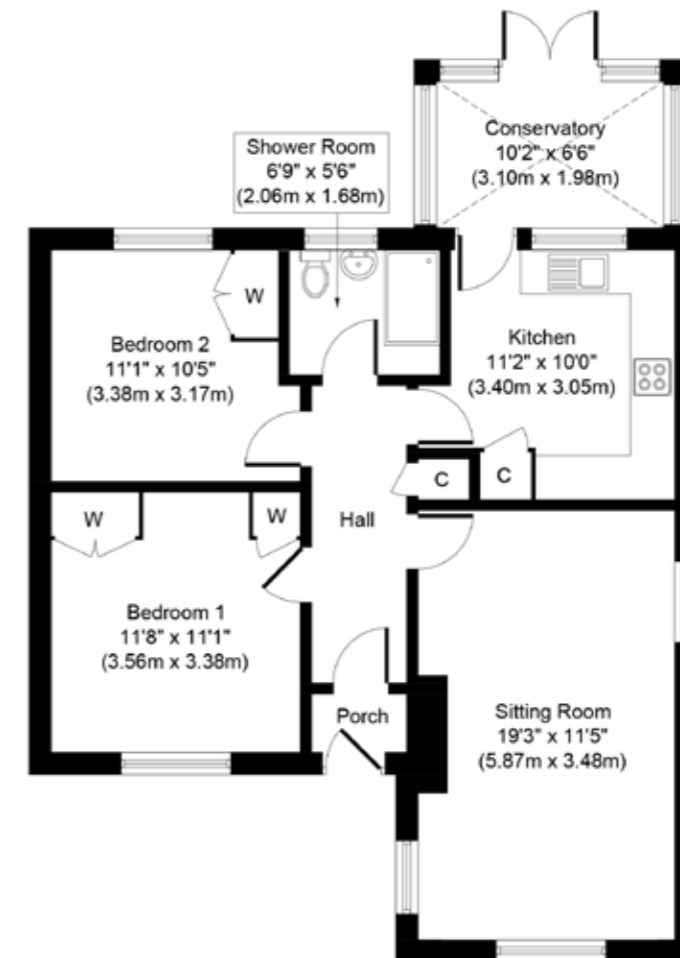




Garage
20'0" x 9'8"
(6.10m x 2.95m)

Approximate Floor Area
194 Sq. ft.
(18.0 Sq. m.)

(Not Shown In Actual
Location / Orientation)



Ground Floor
Approximate Floor Area
800 Sq. ft.
(74.3 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.

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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 Sowerbys



“In the popular town of Holt, this home is in a highly desirable and convenient location.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2436-8290-2007-5345

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.

LOCATION

What3words: ///congratulations.skips.playback

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SOWERBYS



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