



THE STORY OF

12 Woodpecker Avenue

Holt, Norfolk

SOWERBYS

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12 Woodpecker Avenue

Holt, Norfolk,
NR25 6GJ

Modern and Efficient Home

Three Double Bedrooms

Stylish, Open-Plan Kitchen/Dining Room

Luxurious Bathroom and En-Suite

Beautifully Maintained and Presented

Immaculate, Low Maintenance Gardens

Detached Garage and Off Road Parking

Edge of Town Location

Close to North Norfolk Coastline

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“Endless country and coastal walks are just a short drive away.”

Built in recent years by award winning builders ‘Lovell Homes’ in the executive development ‘Heath Farm’, 12 Woodpecker Avenue is perched on the edge of the Georgian market town of Holt. This exceptional location perfectly embraces the unique blend of country, town and coastal lifestyle the area has to offer.

Benefiting from the remainder of a ten-year NHBC build guarantee, this fine home is the epitome of modern day living with refined interiors, excellent efficiency credentials, a superb build quality and the all-important element of low maintenance.

A handsome and classically symmetrical façade, dressed in mellow red brick with traditional wooden sash windows, set under a pantile roof, pays homage to the area’s architectural heritage and vernacular. Step inside and you are greeted by an immaculate and stylish interior, which perfectly captures modern day living and delivers a complete turn-key solution.

Set across two floors the well-balanced accommodation extends to around 1,015 sq. ft. and is cleverly designed to provide efficient space ideal for various lifestyles.



The central front door, sheltered by an attractive, framed storm porch leads into an inviting and spacious hall. Blessed with ample space for cloaks and boot storage, the hall features a guest cloakroom and turning staircase rising to the first floor.

Off the hall is a spacious, dual aspect sitting room with a decorative open fireplace, which could house a wood-burner, and luxurious Amtico' herringbone flooring.

The open-plan kitchen/dining room is a contemporary delight with an extensive range of high-gloss handleless cabinets capped in crisp, white Quartz worktops and fitted with full suite of integrated appliances. The dining area is filled with natural light thanks to double french doors, which lead directly out onto the walled garden.



The first-floor features three double bedrooms. The spacious principal bedroom is fitted with floor to ceiling Hammonds wardrobes and a luxurious en-suite shower room. Bedrooms two and three are perfectly served by a well-appointed bathroom. On the landing, the storage cupboard houses a tumble dryer.

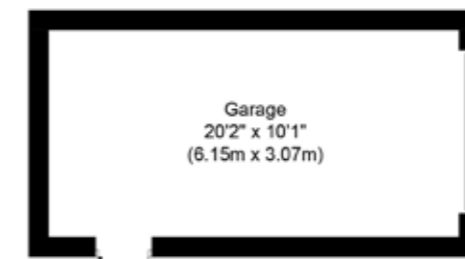
“...a refined and stylish interior that perfectly captures modern day living...”



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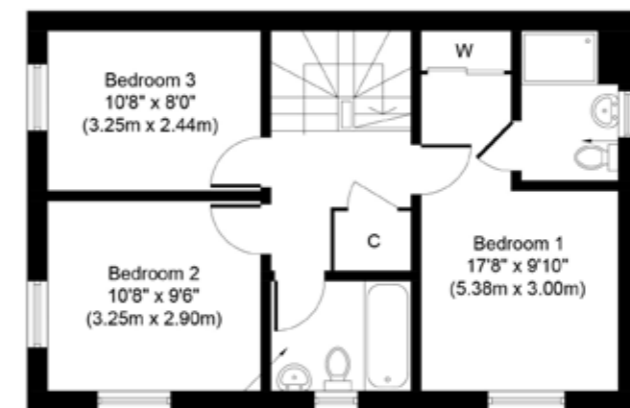
Outside you will find attractive garden areas to the front and one side, with soft landscaping enclosed by railings. The rear garden has recently been professionally landscaped to create a delightful outside space ideal for entertaining, with paved sun terrace and pathways flanked by soft borders. The garden is enclosed by attractive brick walls and panelled fencing. A spacious detached brick-built garage has a personal door directly off the garden with private parking in front.

Whether you are looking for a low maintenance, turn-key holiday home or a conveniently positioned residence to enjoy the delights of north Norfolk, '12 Woodpecker Avenue' is perfect in every way.



(Not Shown In Actual Location / Orientation)

Garage
Approximate Floor Area
206 Sq. ft.
(19.1 Sq. m.)



Bedroom 3
10'8" x 8'0"
(3.25m x 2.44m)

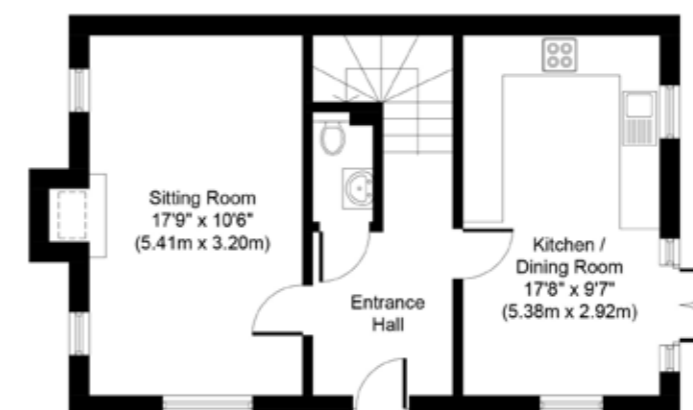
Bedroom 2
10'8" x 9'6"
(3.25m x 2.90m)

Bedroom 1
17'8" x 9'10"
(5.38m x 3.00m)

Bathroom
6'11" x 5'6"
(2.11m x 1.68m)

En-Suite
7'5" x 4'9"
(2.26m x 1.45m)

First Floor
Approximate Floor Area
497 Sq. ft.
(46.2 Sq. m.)



Sitting Room
17'9" x 10'6"
(5.41m x 3.20m)

Kitchen /
Dining Room
17'8" x 9'7"
(5.38m x 2.92m)

Entrance
Hall

Ground Floor
Approximate Floor Area
503 Sq. ft.
(46.7 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



A historic photograph of Holt.



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2114-3007-0306-8459-5204

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: ///tangent.guitar.deluded

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