



THE STORY OF

18 Grove Close

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6EF

- Individual Detached Bungalow
- Three Double Bedrooms
- Principal Bedroom with En-Suite
- Immaculately Presented Throughout
- Stylish and Elegant Interior Design
- Luxurious Kitchen and Bathrooms
- Attached Garage and Gated Parking
- Neatly Landscaped Gardens On All Sides
- Prime Residential Location
- Short Walk to Town Centre

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“I’ve loved being so connected to the town but also enjoying a high degree of privacy...”

Sublime interiors, a high specification, well-proportioned rooms and sumptuous lateral living space come together to create a wonderfully individual home located in one of Holt’s most desired and prestigious settings.

‘18 Grove Close’ in Holt is a stunning, single storey residence that has been skilfully and stylishly enhanced in recent years to create a beautiful and distinguished home that commands an enviable residential setting just a short stroll away from the vibrant town centre of Holt.

The sumptuous and highly refined accommodation is set out over a single level with bright and spacious living area, well-balanced bedrooms and exquisite kitchen and bathrooms.

Extending to over 1,400 sq. ft. the light filled accommodation is both elegant and stylish with a neutral palette throughout and an impressive specification. Renovated to a very high standard both inside and out, the property presents the perfect turn-key opportunity.



A front hall provides an attractive arrival and leads through to a central sitting room. This impressive room features a wood burner, recessed wall alcove and plenty of space to entertain. A delightful garden room extends off the sitting room via double french doors and provides additional entertaining space that connects effortlessly with the gardens.



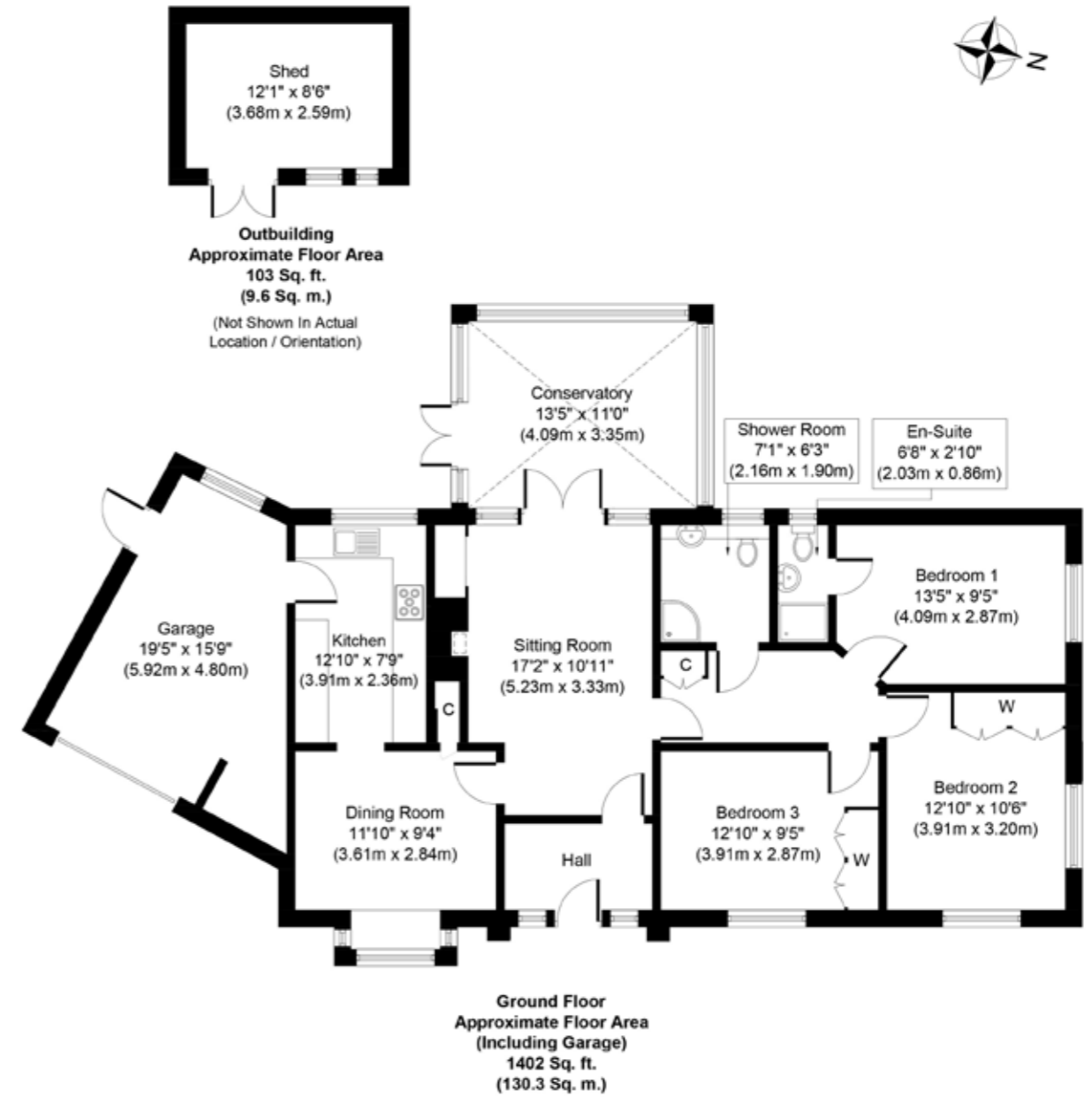
A delightful dining room features a box window and comfortably accommodates six for dining. Open to the dining room is a stylish fitted kitchen that incorporates timeless Shaker style cabinets capped with seamless Corian worktops, sink and upstands. A suite of high-end, integrated appliances completes the kitchen.



An internal hall provides access to the three double bedrooms and creates a subtle divide for the living areas. The principal bedroom looks out over the gardens and features a luxurious en-suite shower room. There are two further double bedrooms that provide highly versatile space, both with fitted furniture, and served by a spacious and luxurious shower room and WC.



An attached garage, utility area and storage sit to one side with a personal door through to the kitchen.



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.

Set on a bold corner plot, the property enjoys neatly tended gardens on all sides. The gardens have been carefully and skilfully created to provide an attractive and private environment with designated areas and low in maintenance.

To the front of the property is a gated, brick weave driveway with off-street parking and access to the garage. A paved sun terrace extends along the front of the property.

A lawned side garden is fully enclosed and features a charming summerhouse. To the rear is a delightful, formal garden with an extensive paved sun terrace, artificial lawns flanked by established borders and a timber framed garden store.

Mature, high hedgerows enclose the plot to provide a high degree of privacy.

'18 Grove Close' is nestled in a quiet, no-through road just off Grove Lane. Arguably one of Holt's most desired and distinguished locations this prime address enjoys a peaceful environment yet is just a short, level stroll away from the vibrant town centre and an abundance of amenities.





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.



Holt town centre

“It's been wonderful to engage with the local community and make so many friends here.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0628-3084-6255-8443-5920

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: ///arose.womb.drape

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SOWERBYS



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