



THE STORY OF

5 Newell Close

Holt, Norfolk

SOWERBYS

S

THE STORY OF

5 Newell Close

Holt, Norfolk
NR25 6FR

Modern Property

Fitted Appliances

Amenities Nearby

Short Drive to Coast

Built by Reputable Developer

Detached

Edge of Development Location

Three Bedrooms

En-Suite Bathroom

Off-Street Parking and Single Garage

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“...modern and efficient living with the perfect blend of town, country and coastal life.”

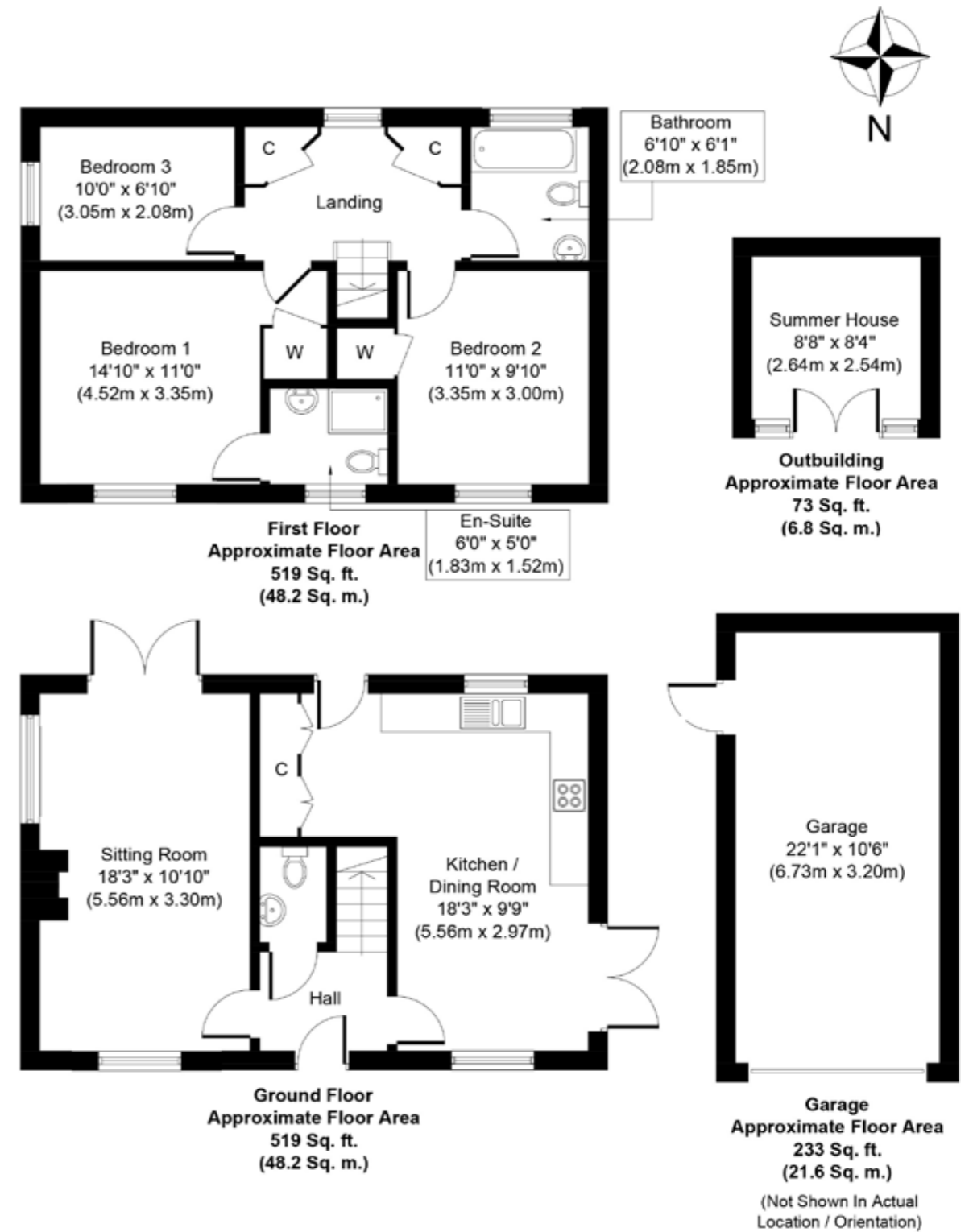
Amongst one of the most reputable developers in the area, award winning Hopkins Homes finished their executive development “King’s Meadow” in recent years, producing a collection of incredibly sought-after homes boasting an idyllic location in the increasingly popular Georgian market town of Holt.

5 Newell Close is nestled on the outskirts of the development, giving quick access to Holt Medical Practice, the North Norfolk Railway and the famous Gresham’s School. The property benefits from the remainder of a ten year build guarantee and is finished to a superb standard, offering fantastic efficiency, modern appliances and a low maintenance garden.

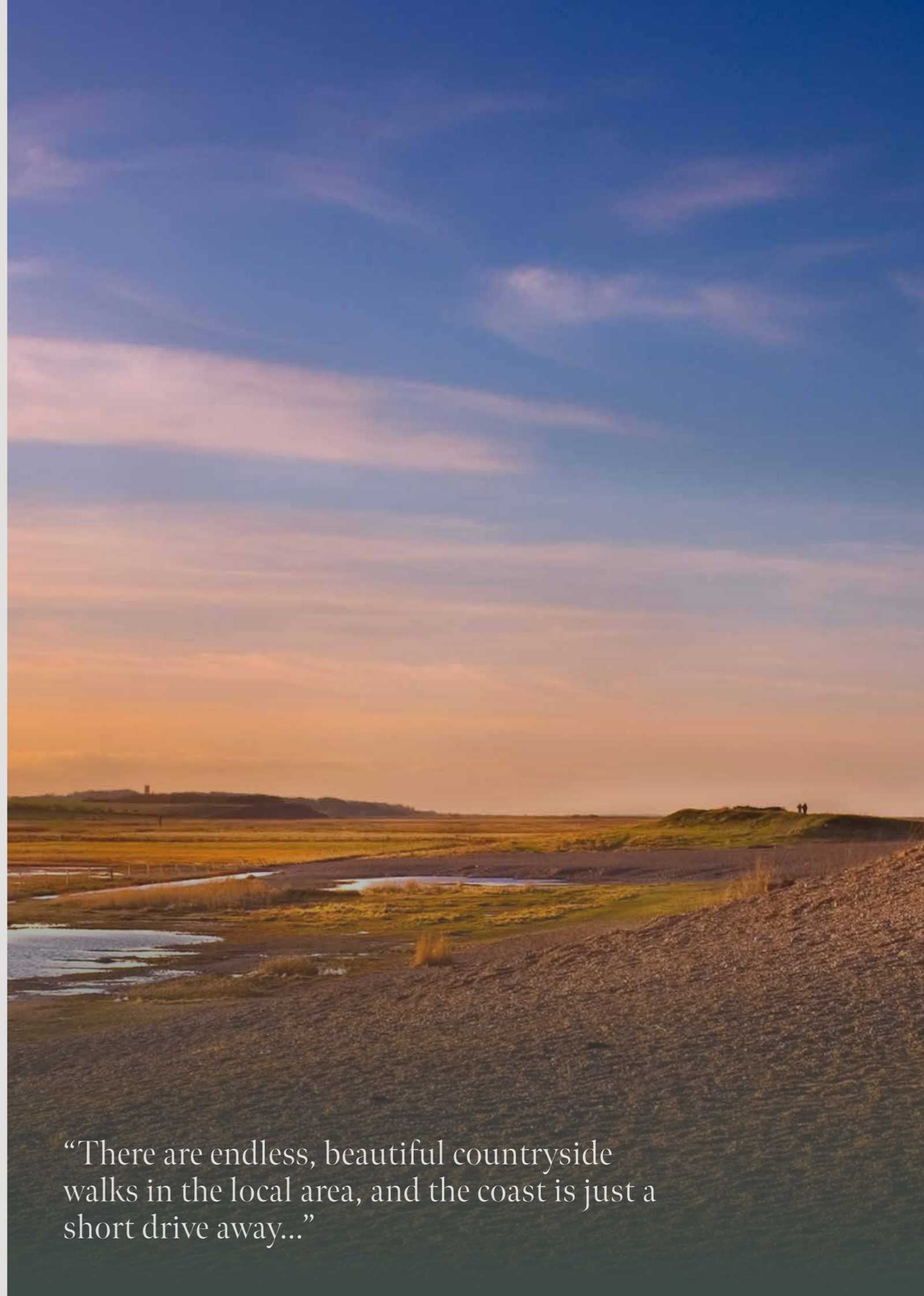


With three bedrooms, an en-suite shower room and a family bathroom upstairs, the home is very well balanced with a spacious reception room, entrance hall with a WC and a kitchen/dining room that catches the daylight brilliantly. There is also the benefit of a single garage and additional off-street parking.

If you are looking for modern living, a stone's throw to the coast and a quiet location whilst still being close to amenities, then this home could well be what you are looking for.



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.



“There are endless, beautiful countryside walks in the local area, and the coast is just a short drive away...”



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



Byfords is believed to be the oldest house in Holt.

“The town has such a thriving community, it's the perfect place to form strong social connections...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8294-5345-4439-8707-9033

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: ///washable.driveways.promotion

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