



THE STORY OF

# 5 Pearsons Close

*Holt, Norfolk*

SOWERBYS



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# 5 Pearsons Close

Holt, Norfolk,  
NR25 6EH

Detached, Established Bungalow

Three Double Bedrooms

Spacious, Open-Plan Living Areas

Highly Versatile and Adaptable Space

Kitchen/Dining room with Utility Room

Sun Lounge

Mature Gardens

Attached Garage

Highly Desirable and Convenient Location

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“Convenient, discreet and homely.”

Bright and spacious, lateral living space, spanning over 1,350 sq.ft., commanding a prime residential location in the historic Georgian market town of Holt.

Well-maintained throughout, ‘5 Pearsons Close’ is a fine example of a detached bungalow, enjoying easy access to the thriving town centre, yet blessed with a particularly quiet and discreet residential setting. Offering a high degree of versatility and plenty of potential for further enhancement this superb, single-

story home has so much to offer and the coastline is just a short drive away.

A front porch provides ample boot and cloaks space and leads through to a central hall. The open-plan sitting room and dining area spans over 23’ in length to create a spacious and sociable main living space. This impressive room features a bay window to a southerly aspect, a fireplace with wood-burner, and double french doors onto a predominantly glazed sun lounge.





An L-shaped kitchen/dining room enjoys a triple aspect and is fitted with a comprehensive range of wall and base units, a breakfast bar and dining/breakfast area. Off the kitchen is a utility room and access to the rear garden.



“The sun lounge is a great spot to relax with the doors open to enjoy the garden vistas.”

Set away from the living area is the bedroom wing, which comprises of three double bedrooms, with the principal bedroom featuring an attractive bay window with a southerly aspect. The bedrooms are perfectly served by a modern, family sized bathroom.







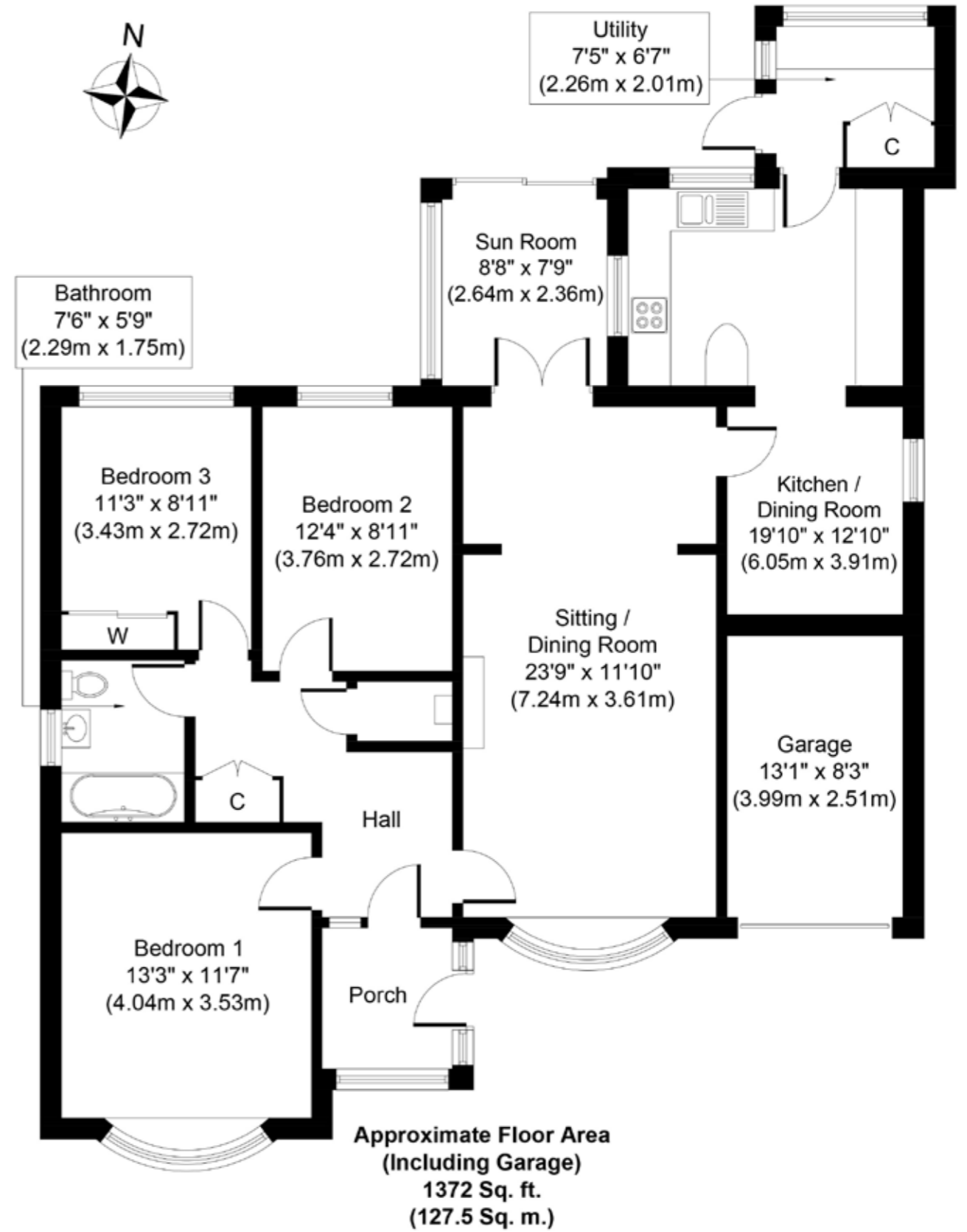
The property is blessed with mature and established gardens, which provide a delightful and private environment. The front garden enjoys a high degree of privacy and a sunny southerly aspect with lawns, shrub/flowering borders and a mature front boundary. The driveway provides ample off road parking and leads to the attached garage.

The rear garden is ideal for entertaining with a generous, paved sun terrace looking out over well-maintained lawns, flanked by well-stocked shrubs and flowering borders. Two garden sheds and a greenhouse provide the essential and practical space for keen gardeners.

'Pearsons Close' is a delightfully quiet and peaceful location, which forms a small and residential cul-de-sac setting. What makes it so special is its close proximity to Holt's vibrant and eclectic town centre, and north Norfolk's well-documented, countryside and heritage coastline.







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 Sowerbys*



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“Pearsons Close is a wonderful, peaceful setting, and there are so many locations nearby to explore the surrounding countryside and coastline.”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2348-5922-7239-5753-2914

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: ///redeemed.meanders.arrive

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# SOWERBYS



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