



THE STORY OF

# 4 Holt Road

*North Elmham, Norfolk*

**SOWERBYS**



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# 4 Holt Road

North Elmham, Norfolk  
NR20 5JB

Popular Location, with the Village Shop  
and Pub a Short Walk Away

Beautiful Four Bedroom Detached Period Family Home

Wonderful Kitchen/Dining Room

Packed with Character and Charm

Parking for Several Cars

Lovely Sunny Paved Entertaining Area

Large Garden to the Rear

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“...despite its size, the large sitting room is  
cosy and inviting.”

Located in the always popular village of North Elmham, a stone's throw from the village shop and pub, and a short drive to the market towns of Dereham and Fakenham, 4 Holt Road is the perfect period family home.

Whilst there is a front door, this is hardly ever used, and most guests enter through the side door into the kitchen/dining room which really is the hub of the home. The room is lined on both sides with kitchen units, and family and guests alike naturally gravitate towards the central island. The room has large glass double doors that lead out into the

paved entertaining area, and during the summer months these are rarely closed, effectively giving the property effectively another room.

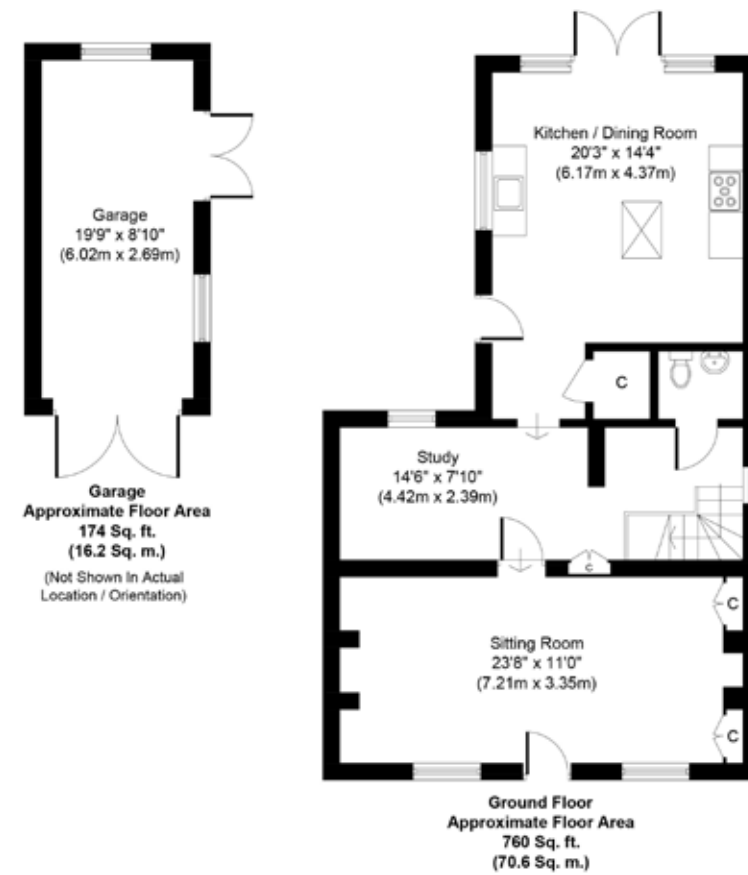
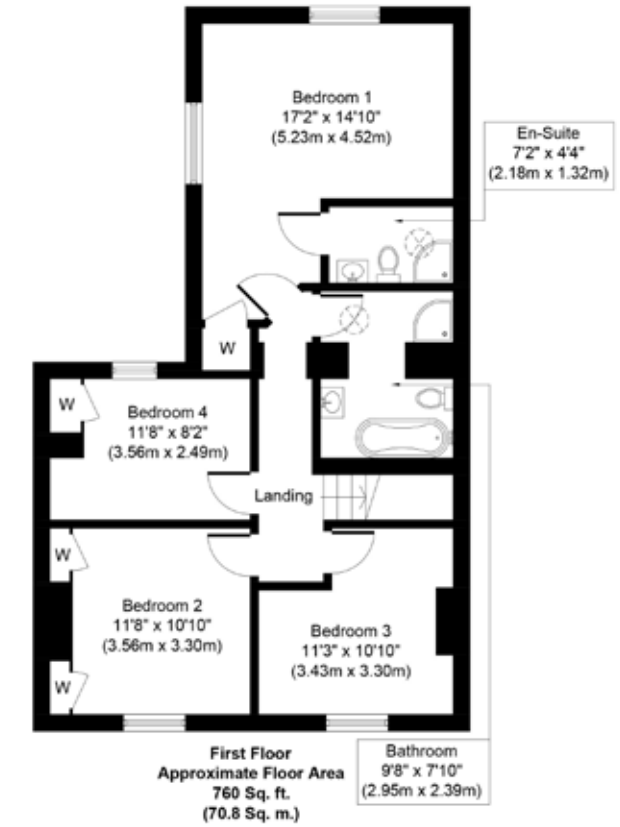
Stepping through to the rest of the ground floor we find what the current owners use as a work-from-home study, but for any new purchaser this could be a quiet space to relax, or a place to hide away children's toys. The large sitting room, despite its size, is a cosy and inviting space; with the fire roaring away this is the perfect place to retreat to in those colder winter months.







Upstairs, the principal bedroom has its own en-en-suite and delightful views out over the garden. The three remaining bedrooms are all good-sized double rooms and share the opulent family bathroom.



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.





Outside and to the rear, the patio area is one of the seller's favourite spots to be in summer months. The garden steps down and extends back around 100 feet (STMS), bordered by a beautiful flint wall to the right-hand side that extends halfway down the property. Towards the very rear of the garden the property opens up in to a large area and for those with green fingers a wonderful private oasis could be created here.

“The chance to create your own, private oasis...”





ALL THE REASONS



# North Elmham

IN NORFOLK  
IS THE PLACE TO CALL HOME



“HANDY-MAN FACTORY” — Walk, Naval Yard



Lying on west bank of the River Wensum, North Elmham has the Medieval church of St Mary, which stands

next to the grounds of the old cathedral and the ruins of the Bishops Chapel close by.

There is a primary school, pub, doctor's surgery, post office and tea room, tennis club and a convenience store. Dereham is approximately five miles away, a busy market town, with a good range of shops, restaurants and cafes. There is also a golf course, swimming pool, secondary schools, hospital and a cinema.

Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins

discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store, and Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.



Note from Sowerbys



“In summer the french doors are rarely closed - it's as though the property has an extra room...”

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### SERVICES CONNECTED

Mains electricity, water and drainage. Central heating via Calor gas cylinders.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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

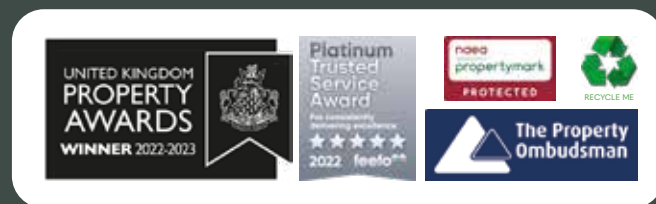
Freehold.

### LOCATION

What3words: ///sleepers.jars.galaxy

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# SOWERBYS



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