



THE STORY OF

Olby Cottage

Holt, Norfolk

SOWERBYS

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Olby Cottage

4 Olby Close, Holt, Norfolk
NR25 6FT

Immaculately Presented Home

Two Bedroom Detached Bungalow

Private Enclosed Garden

Off-Road Parking and Garage

Walking Distance to Holt Town Centre

Peaceful Cul-de-Sac Location

Low Maintenance Home

Popular Location

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“Moving here gave us access to a town with a wide variety of amenities and a good social calendar.”

Enjoying a discreet and peaceful position at the end of a popular and modern cul-de-sac, Olby Cottage enjoys not only an ideal location but also most impressive interiors showcasing a fine eye for detail whilst enjoying the conveniences of Holt town.

This delightful, modern and highly efficient two-bedroom bungalow benefits from a spacious private garden and off-road parking, complemented by a garage also.

Accommodation approaching 900 sq. ft. makes this a generous two-bedroom single storey home has an impressive kitchen/breakfast room with a wealth of attractive units, a suite of integrated appliances as well as the perfect space for a four-seater dining table.

Beyond this, a large living room enjoys a bright and spacious dual aspect filled with light via the large sliding door leading to the rear paved sun terrace.



The principal bedroom boasts ample room without compromising on space for large wardrobes and further storage. Double doors provide the benefit of direct access to the rear garden and a striking shower room en-suite provides luxury facilities to this excellent principal suite.

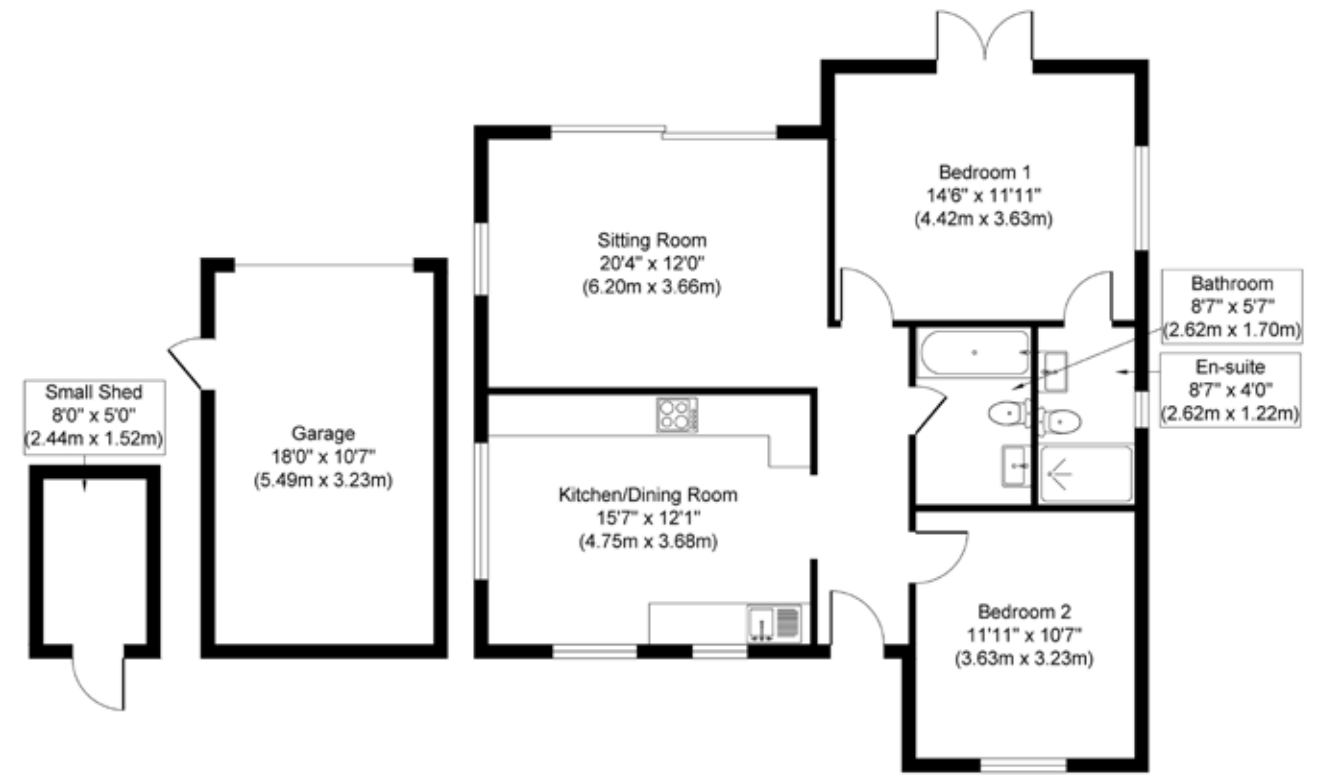


The second bedroom enjoys equally generous proportions and is served by the central family bathroom, every bit as luxurious as the principal en-suite.



Outside, Olby Cottage delivers the practicality of off-road parking complemented by a garage alongside the luxury of an immaculate and fully enclosed rear garden with a sprawling dining terrace and manicured lawned area, also.





Outbuildings
Approximate Floor Area
231 sq. ft
(21.41 sq. m)

Approximate Floor Area
867 sq. ft
(80.56 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



“You can enjoy the garden inside or out. Open the patio doors and enjoy a summer's evening.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8290-7633-7960-7071-2202

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: ///scream.transmitted.movements

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