



THE STORY OF
7 Arkell Avenue
Holt, Norfolk

SOWERBYS

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7 Arkell Avenue

Holt, Norfolk
NR25 6FQ

Well-Located for the Holt High Street

Less Than a 10 Minute Walk to Greshams' Schools

Modern Property on the Highly Acclaimed
Development, Kings Meadow

Built By Highly Reputable Hopkin's Homes

Three Bedrooms

Two Bathrooms

Stunning Garden

Parking For Two Cars plus a Single Garage

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“We’ve found the area to feel very safe,
our home to be comfortable and the outside
to feel bright and welcoming.”

Well-located on the highly acclaimed Kings Meadow - from the reputable Hopkin's Homes - this charming property is immaculately presented and arguably has one of the best gardens on the development.

Kings Meadow is under a 10 minute walk to Greshams' schools, and a further 10 minutes away you will find the centre of Holt's high street, full of quirky and essential shops, along with independent bars and cafes.

7 Arkell Avenue is a generous three bedroom, two bathroom, link detached

property where each bedroom comes with built-in wardrobes, and the largest bedroom enjoys the benefit of an en-suite.

The living room is beautifully presented, with an electric-fired stove and connections for an on-the-wall TV display, this bright room really shows off the property's modern edge.

The kitchen/dining room is again a great space, but what really sets it apart is how it integrates with the absolutely stunning garden via the double doors.





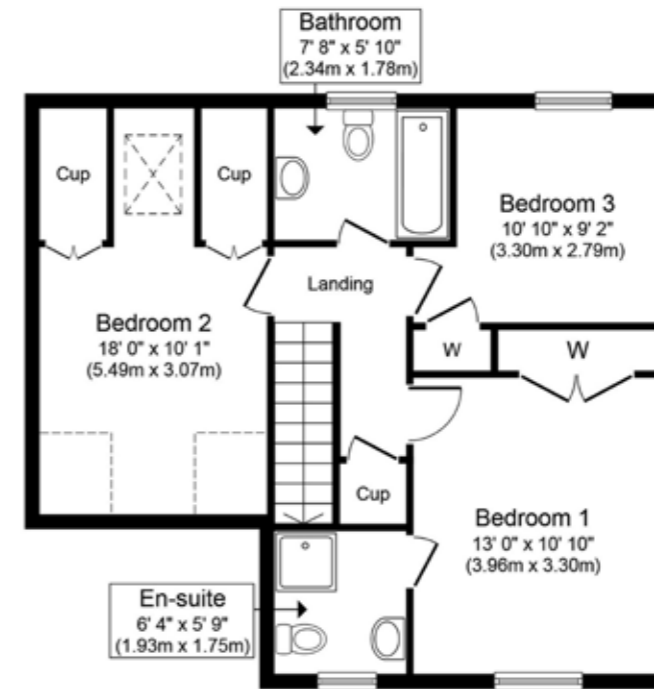
The rear garden is well-balanced with a mix of low maintenance aspects, but has plenty of space available for any keen gardeners looking to make it their own. This north-west facing garden catches the sun brilliantly and creates a perfect haven on sunny days, especially with the plant life the current owners have cleverly used.

There is off road parking for two cars, which runs nose-to-tail underneath the second bedroom, and additional space in the garage gives a great opportunity to park a car and comfortably leave it.

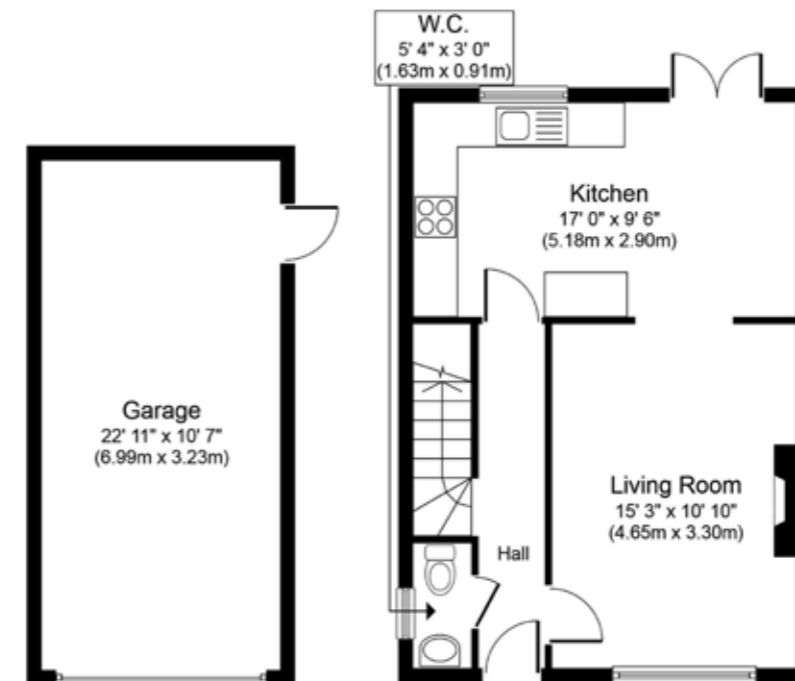
7 Arkell Avenue truly is an incredibly gorgeous modern property which is not only stunningly presented, but comes with the relief of warranties and guarantees to help alleviate any concerns of ongoing maintenance, allowing you to move in and focus on day-to-day living.



“We’ve enjoyed a calmer pace of life with better access to the outdoors.”



First Floor
Approximate Floor Area
614 sq. ft.
(57.0 sq. m.)



Garage
Approximate Floor Area
239 sq. ft.
(22.2 sq. m.)

Ground Floor
Approximate Floor Area
426 sq. ft.
(39.6 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.

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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



For a sense of the seaside, Sheringham is a lovely place to explore.

“With so many beaches, so much countryside and the surrounding villages, it's impossible to pick just one favourite spot locally.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8488-7830-6819-1042-2996

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: ///section.motoring.fancied

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SOWERBYS



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