



THE STORY OF

50 Woodfield Road

Holt, Norfolk

SOWERBYS



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50 Woofield Road

Holt, Norfolk
NR25 6TX



Well-Established Location with a Strong Community

Well-Located from Holt Town Centre

Popular and Highly Acclaimed Development of the 1990s

15 Minute Walk to Town

Two Bedrooms

Stunningly Presented Garden

Off Road Parking

Single Garage



Within this highly acclaimed development, which was built in the early 1990s, there are a network of cul-de-sacs - the majority consisting of single-storey properties - and all form a strong community on the edge of Holt.

Whilst there is an independently ran minibus service which provides a great local travel solution, the walk into the high street itself is around a 15 minute walk away, where you will find all of the Georgian market town of Holt's quirky and quintessential shops, independent

cafés and pubs, as well as the all important fish and chips shops.

This two bedroom homes comes with great potential, and despite benefiting from a cosmetic uplift, its rooms are well-proportioned gifting the opportunity to use one for another purpose, such as a study or dining room. The property throughout is incredibly bright, especially where the sitting room enjoys a southern aspect, and the bedrooms enjoy the cooler northern side of the bungalow.

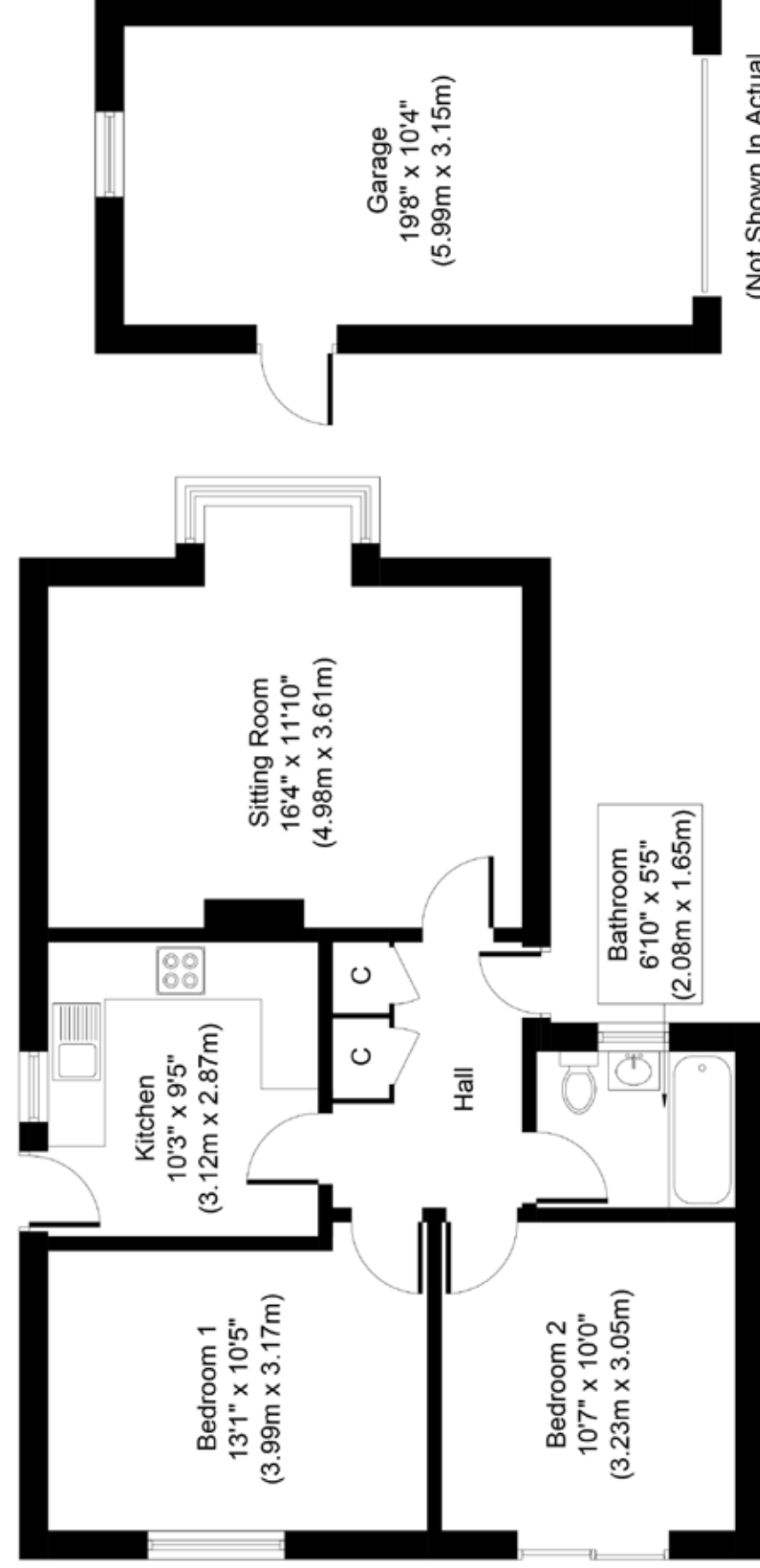
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The kitchen has access to the well-kept and brilliantly presented rear garden. It is very well-balanced with the property, making it a very manageable size which requires less maintenance but equally has the option of becoming a busier garden for any green-thumbed homeowner.

Outside, there is off-road parking for a car, but the added benefit of a garage presents another option for parking, as well as another storage solution.

50 Woodfield Road is a superb example of a manageable-sized property which holds a superb location within a popular historic town.



(Not Shown In Actual Location / Orientation)
Approximate Floor Area
203 Sq. ft.
(18.9 Sq. m.)

Ground Floor
Approximate Floor Area
672 Sq. ft.
(62.4 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 Sowerbys



“An easily manageable and comfortable property well-located for the town centre of Holt.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2709-6280-2777-0901

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

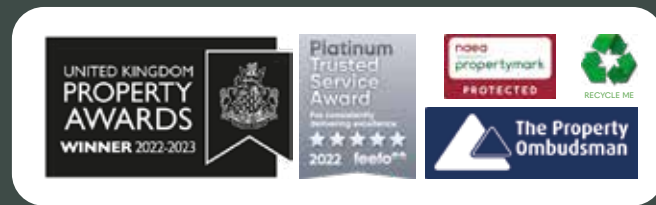
Freehold.

LOCATION

What3words: ///walked.regal.bowls

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