



THE STORY OF

12 Robin Close

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6GD

Modern and Efficient Home

Four Double Bedrooms

Stylish Kitchen/Dining Room

Luxurious Bathroom and En-Suites

Exquisite Interior Design

Beautifully Maintained and Presented

Immaculate, Low Maintenance Gardens

Detached Garage and Off-Road Parking

Edge of Town Location

Close to North Norfolk Coastline

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“Our modern but traditional home located in one of our favourite Norfolk places.”

A modern and efficient home with stylish and elegant interiors that blend effortlessly with Georgian style architecture.

12 Robins Close is a modern, efficient and balanced home perfectly set for a north Norfolk lifestyle. Nestled on the edge of the historic Georgian market town of Holt this impressive, detached home enjoys the amenities of a vibrant town scene whilst having easy access to Norfolk’s glorious open countryside and heritage coastline.

Built in 2022, by award-winning Five Star builders Messrs - Lovell Homes, this home champions the local architectural heritage with a handsome, double fronted façade. The classic symmetry of the Georgian era is clear to see with mellow redbrick elevations, double glazed sash

windows, a pantile roof and ornate canopy and pillars to the central front door.

On entering this fine property you are immediately immersed in style and elegance with well-balanced and efficiently designed living space.

Extending to more than 1,300 sq. ft. and set over two floors the skilful design of this modern home has created three reception rooms, kitchen, four double bedrooms and three bath/shower rooms.

A central hall with cloaks cupboard and combined guest WC and utility room gives access to a formal dining room to the front. Off the hall a versatile room currently provides the ideal home office space, but could easily function as an occasional bedroom.

Moving on to the rear section of the house a spacious living room enjoys direct access onto the rear garden and features a decorative fireplace with wood burner.

The kitchen is a real eye catcher with Shaker-style cabinetry capped in crisp quartz worktops and matching up-stands. Further features and details see a central island with breakfast bar, inset sink and a suite of modern integrated appliances.

To the first floor there are no less than four double bedrooms set off the landing. The principal bedroom features a luxurious en-suite shower room whilst bedrooms two and three share an en-suite shower room. Bedroom four has floor-to-ceiling fitted wardrobes and is served by a well-appointed family sized bathroom.

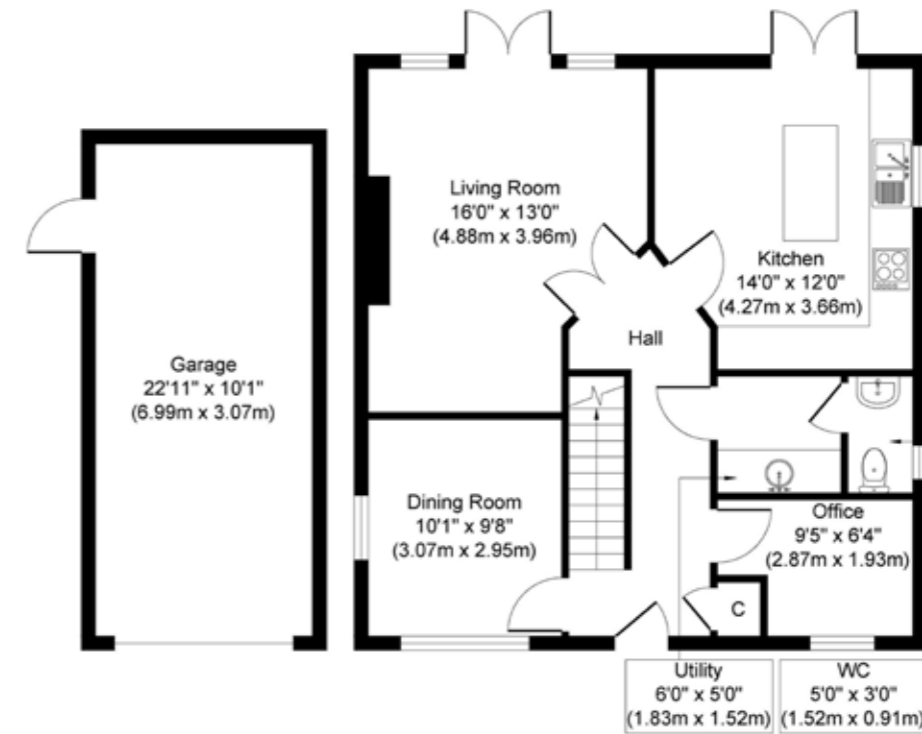
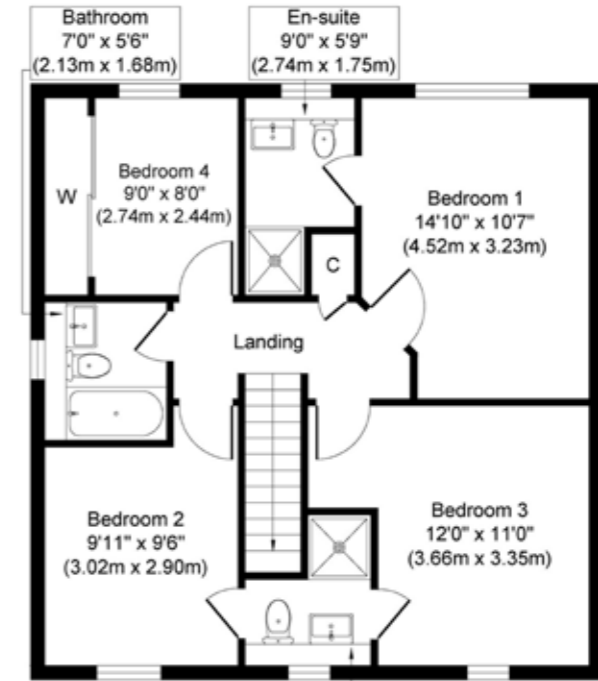
The current owners have invested heavily in professionally designed and landscaped gardens. To the front of the house a lawn area is dressed with soft landscaping and a private, block paved driveway provides off-road parking and access to the detached garage.

The enclosed rear garden is a real delight and perfect for outside entertaining. An extensive porcelain paved sun terrace flows seamlessly off the kitchen and living room whilst looking out over a manicured lawn with well-stocked soft borders and a contemporary water feature. A pathway extends from the terrace and leads to a personal door to the garage. The garden is fully enclosed by panelled fencing and enjoys a private and discreet environment.

Whether you are looking for a low maintenance, turn-key holiday home or a conveniently positioned residence to enjoy the delights of North Norfolk, 12 Robin Close is perfect in every way.







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



“Holt is a beautiful Norfolk town, if not one of the best - it is the best.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 5532-4433-9100-0211-8296

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: ///campsites.motive.rocker

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SOWERBYS



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