



THE STORY OF

4 Kenwyn Close

Holt, Norfolk

SOWERBYS

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4 Kenwyn Close

Holt, Norfolk
NR25 6RS

Perfectly Located within Holt

Stunning Countryside Walks Nearby

Quick Access to the Coast

Beautifully Presented Modern Detached Home

Three Bedrooms

Open Plan Design

Off Road Parking

Potential for Garage Conversion(STPP)

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“We love the amount of light we have within the house, as well as how functional the floor plan is.”

Kenwyn Close is situated in an incredibly popular location, conveniently within a 10 minute walk to the town centre. It enjoys a peaceful setting just off Kelling Road, providing quick access to Kelling Heath and Holt Garden Centre. There are numerous options for picturesque countryside walks, leading to the Kelling Estate to the west and Weybourne and Sheringham Parks to the east. The nearest coast at Weybourne is less than 4 miles away, offering the beauty of Norfolk's Area of Outstanding Natural Beauty with its coastal path and vibrant seaside towns and villages.

4 Kenwyn Close is a meticulously presented detached home that offers an ideal setup for any family embracing open plan living. Whether you enjoy hosting gatherings or have a busy young family that values time

both indoors and outdoors, this residence caters perfectly to your lifestyle. The ground floor reception space harmonises seamlessly with the three bedrooms upstairs, providing an excellent flow for family life.

The bi-fold doors from the dining/family room create a fantastic connection between the indoor and outdoor spaces, making it ideal for hosting during the warmer months. The well-maintained garden is presented beautifully, offering a manageable size for enjoyable outdoor activities. The added convenience of off-road parking is a significant benefit. The integral garage, aside from serving its purpose, presents an exciting opportunity to enhance the property's value by converting it into an additional reception room, bedroom, or even a new kitchen space. (STPP).







“One of my favourite spots within the house is sitting at the long table, looking out at the garden, watching the seasons change, and chatting to my husband whilst he makes us a cup of tea.”

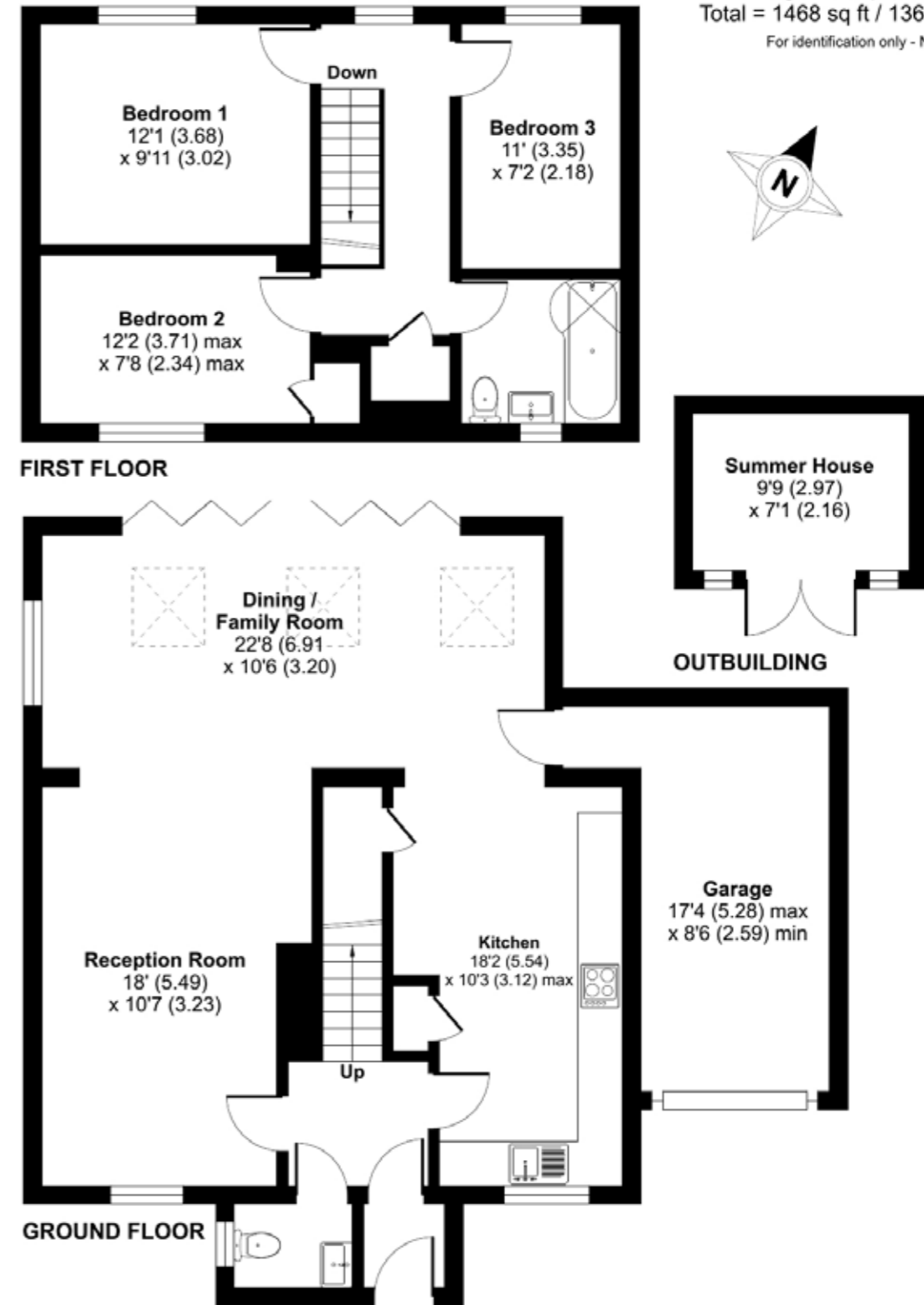
Kenwyn Close, Holt, NR25

Approximate Area = 1399 sq ft / 130 sq m (includes garage)

Outbuilding = 69 sq ft / 6.4 sq m

Total = 1468 sq ft / 136.4 sq m

For identification only - Not to scale



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



“You are in walking distance to everything. We love the local areas to walk the dog and getting an ice cream on a sunny afternoon walk in Holt town centre.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2907-4180-2002-2911

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

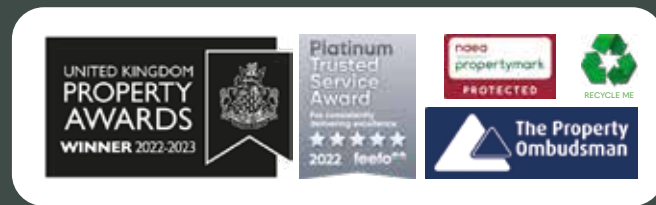
Freehold.

LOCATION

What3words: ///feels.cabbies.reforming

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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