



41 Rowan Way
Holt | Norfolk | NR25 6TZ

FINE & COUNTRY

IMMACULATELY PRESENTED BUNGALOW



On a private close serving three homes in the hugely sought-after Georgian town of Holt and only minutes by car to the town centre, this detached bungalow was completely refurbished in 2021 to an exceptional standard. One of Bennet Homes largest homes in the original development, it also has the benefit of the later addition of a spacious conservatory. Living accommodation comprises three double bedrooms (with an en suite to the master), family bathroom, a generous sitting room with an adjacent open plan kitchen/dining room, and the conservatory. Flanked on one side by an area of woodland belonging to Holt Hall, the garden with terraced areas has been fully landscaped, and there is a double garage separate to the main residence accessed by a drive with ample off-street parking. Early viewing is strongly advised.



KEY FEATURES

- Beautifully presented Detached Bungalow superbly positioned in a corner plot
- Found just on the outskirts of the historic Market Town of Holt
- Accommodation includes Hall, Sitting Room, Three Double Bedrooms
- Open plan Kitchen, Dining and Living space with a Conservatory
- Family Bathroom, Ensuite to Master Bedroom
- Off Road Parking, Double Garage with Front, Rear and Side Gardens
- Total Accommodation extends to 1483sq.ft
- Energy Rating D

A Beautiful Home

The owners inherited the property in 2019. "I refurbished the property which was a challenge due to lockdown and being based in London; however, I had a team of amazing builders and made frequent visits to check the progress of the work," they explained. "I love the open plan layout and the sense of space in the bungalow which is highlighted by the neutral decor. The most important advantage of decorating with neutral colours is their truly timeless appeal as it will always be considered classic, that no trend will ever grow tired of. Potential buyers can easily incorporate trendy and/or vibrant colours and prints into the décor whenever the urge strikes."

"I kept the original fireplace surround as this was chosen by my godparents and was repainted in keeping with the neutral decor as well as the original bird glass windows in the conservatory. My godparents loved nature and animals and often fed the beautiful birds which frequently visited the garden."

"Having a bungalow meant I can keep an eye on my little one more easily, while the lovely garden has been great for my children to explore and play in and stay safe at the same time. Being at the end of the private road has also meant fewer cars and less noise from passing vehicles."

"We are blessed to have three double bedrooms which has meant the children have shared a bedroom, giving me my own bedroom and my parents their own bedroom with a lovely addition of the en-suite bathroom. I love not having to run up and down the stairs all the time or worry about stair gates or safety for the children."





KEY FEATURES

The porch is also a lovely addition which provides the space to store coats and shoes and not bring in any of the dirt from the outdoors.”

“The double garage is also fabulous as there is space to park cars but also provides additional storage, and could easily be converted allowing for separate work space, gym, an annexe with additional living space, or a utility room.”

When asked about favourite spaces at the property, the owners replied, “My family and I have loved sitting in the lounge with the electric fireplace on and recliner sofas which creates a warm and cozy feeling. My children have also enjoyed playing in the large conservatory with their cars and other toys.”

“We have also spent many lazy mornings in our PJs munching toast and reading the newspapers in the open family living area,” the owners said. “The welcoming natural light into the bungalow from the conservatory gives the indoor-outdoor vibe and also gives the illusion that the room is extended into the outdoor space.”

Asked what has made their property special for them, the owners said, “The unique features of this bungalow are privacy, location and size. It is very private and peaceful, and I feel a sense of calm every time I visit. It has been my happy place to escape the busy pace of life in London and I will miss the bungalow terribly; however, I know that whoever is meant to now live here will enjoy it as much as my family have. It will always hold a special place in my heart.”

Outside

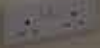
“The bungalow sits on a generous plot of land which was lovingly landscaped with many of the original plants, trees and shrubs,” the present owner said. “We have enjoyed many summer nights on the patio with a glass of wine enjoying the tranquil outdoors. The garden is a treasure-trove of paths and wildlife garden, cleverly arranged to create a true haven for birds and butterflies. It has two patios which means additional space for entertaining and barbeques, and we have introduced a number of ornaments which add a little extra sparkle to the garden and given it some character. We have enjoyed the tranquil garden and have been able to meditate in the peace and quiet it brings.”

















INFORMATION



Out and Around

"Holt is a fifteen-minute stroll from the bungalow and has a lovely market on Sundays, and we have also enjoyed many delicious breakfasts at the Owl Tea Rooms which is the oldest Tea Room in Norfolk and we will certainly dine here again when we next visit," the owner said. "We have also enjoyed many lovely meals at The Lighthouse Restaurant and The Kings Head." Holt is one of the most attractive small towns in Norfolk, offering a wide range of independent shops and places to eat, and is home to Gresham's School, the oldest part of which overlooks the Market Place. To the south of Holt lies the Country Park and on the west side there are further public recreation areas, with the town playing fields to the north.

"Holt has been a great base to explore the many wonderful places in Norfolk such as Sheringham which has the best ice cream shop called Aloha, and eating fish and chips on the pier whilst hearing the waves is just bliss. Breathing in the fresh air and walking along the beach is so soothing and hearing the sounds of my children laughing whilst throwing stones in the sea is a sound I will always cherish. We have also spent many sunny days at Holkham beach swimming in the sea and even saw a beautiful seal who was unable to go back into the water being rescued. We have also enjoyed visiting Cromer Beach, going on steam train at North Norfolk Railway and frequent visits to Banham Zoo." The North Norfolk Steam Railway has its terminus on the outskirts of Holt, connecting the town with the seaside resort of Sheringham six miles away. "We have also loved exploring Norwich as it a wonderful fusion of the modern and historic. Like any great city, its centre is easy to walk around with many lovely shops, restaurants and a stunning cathedral." At approximately twenty-six miles from Holt, at Norwich there are direct trains to London Liverpool Street, and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

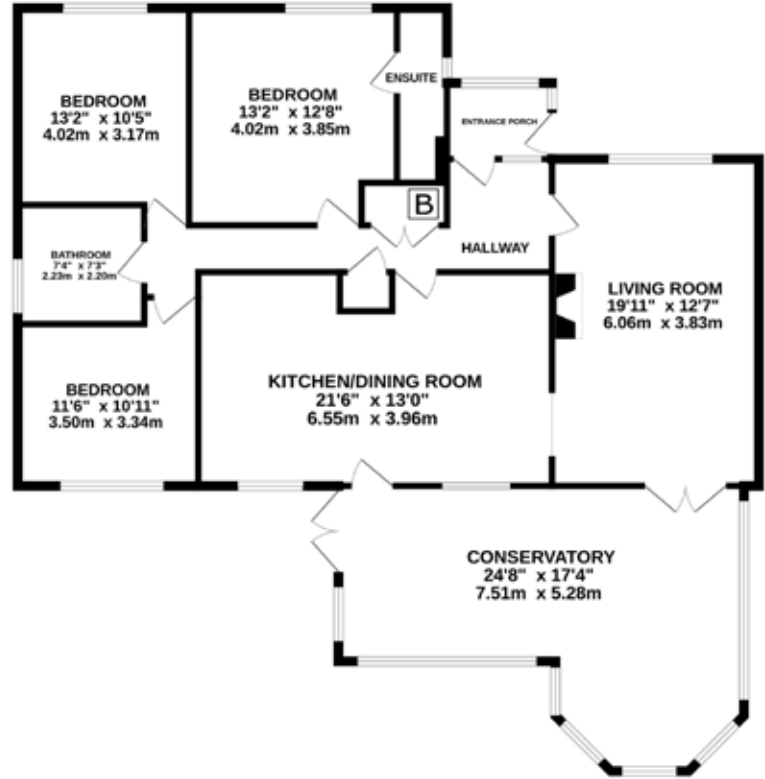
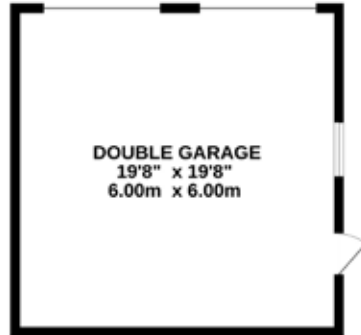
Services, District Council

GFCH, Mains - Water & Drainage

North Norfolk District Council , Tax Band E, Freehold

GARAGE
388 sq.ft. (36.0 sq.m.) approx.

GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



SQM DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 1483sq.ft. (137.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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