



THE STORY OF

8 Blackthorn Avenue

Holt, Norfolk

SOWERBYS

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8 Blackthorn Avenue

Holt, Norfolk
NR25 6TY

Idyllic Peaceful Location with a Strong Community

12 Minute Walk to Holt Town Centre

Five minute Drive to the Incredible Holt Garden Centre

Modern Amenities

Finished to a High Standard

Three Bedrooms and Two Bathrooms

Off-road Parking for a Couple of Cars

Detached Single Garage with Electric Roller Door

Immaculately Presented Garden

Spacious Fully Fitted Kitchen with Integrated Appliances

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“We have loved the space and light in our home; our garden is also absolutely beautiful in all seasons.”

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.

The Georgian town centre of Holt is around a 12 minute walk, here you will find quirky and quintessential shops, independent cafés, and pubs, as well as the all-important fish and chips shops.

8 Blackthorn Avenue is an immaculately presented three-bedroom, two-bathroom bungalow that offers great versatility from its well-configured design. The reception room follows round to the dining room

in an open-plan fashion, but the L-shape dynamic here subconsciously delineates the two rooms so they can be enjoyed as separate entities, just as easily as amalgamating them both to enjoy one large reception room.

The kitchen/breakfast room communicates with the living space well, and with the single door that leads to the rear garden, working in tandem with the double doors from the dining room. This presents a wonderful aspect certainly in the warmer months, be it for hosting and enjoying company from family or friends, or to just let the outside in and enjoy the peaceful soundtrack of the wildlife in this idyllic location.

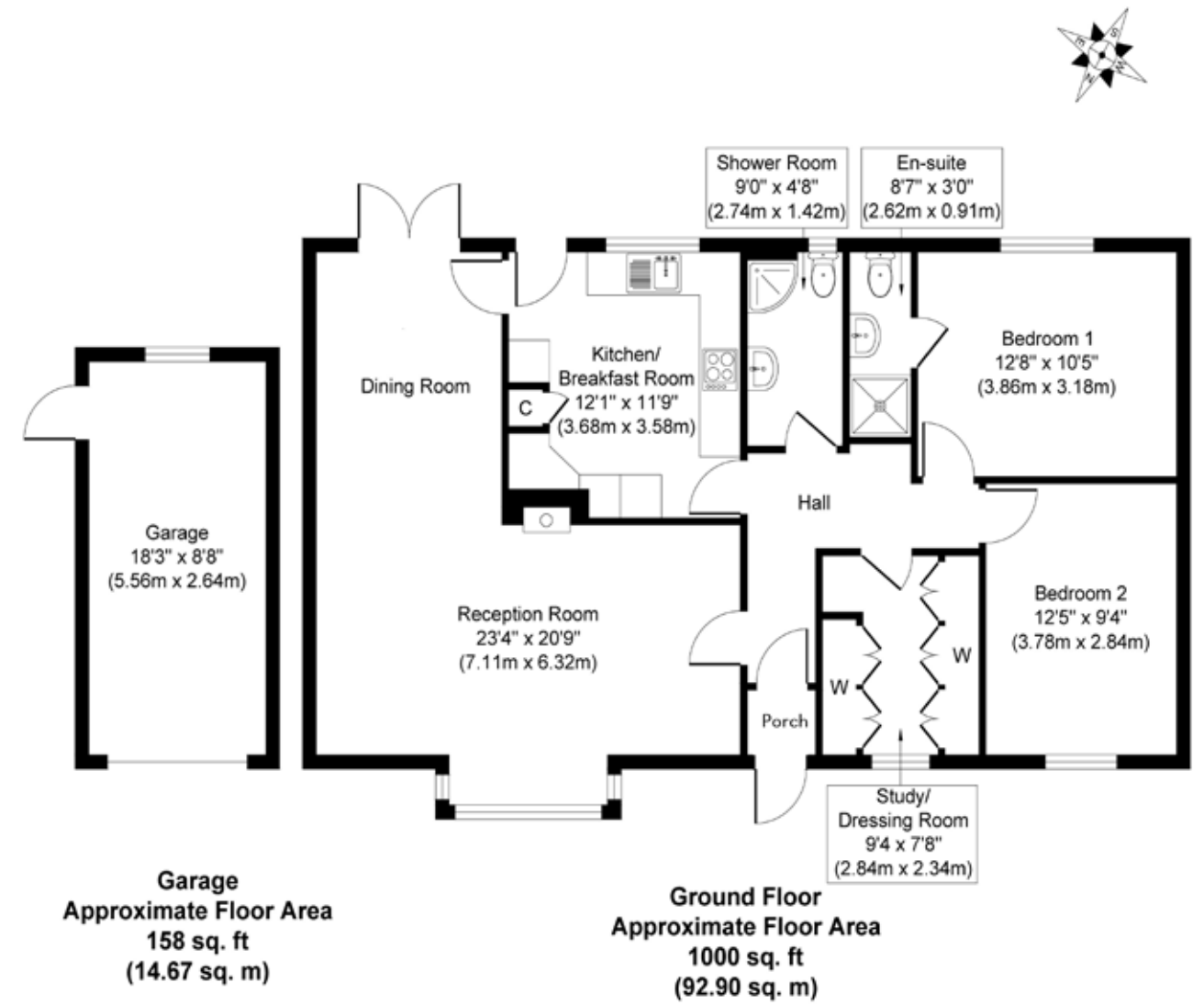




Aside from the small lawned area, (dotted with thyme and a haven for pollinators), single garage, and off-road parking for a couple of cars to the front of the property, the garden to the rear features a summer house, shed and is beautifully presented with raised beds tucked away ready for any home-grown fruit and vegetables.

8 Blackthorn Avenue is nestled within a fantastic community, arguably requires no work or decorating and boasts an incredibly surreal position that not only is a short distance to town but is also on the doorstep of some captivating walks and only a handful of minutes away in the car to the incredibly popular Holt Garden Centre.





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



“The Bennett estate has been carefully planned to give a sense both of integrity and individuality”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. The property also has an electric car charging port.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2667-3240-2197-6561

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

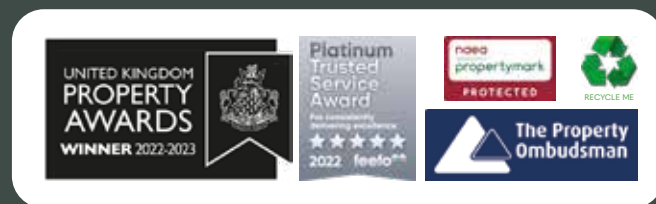
Freehold.

LOCATION

What3words: ///trip.repeated.dabbling

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SOWERBYS



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