



THE STORY OF

6 Newell Close

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6FR

Well Located from Holt High Street

Less than 10 Minutes Walk to Greshams School

Modern Property on the Highly Acclaimed
Development, Kings Meadow

Built by Highly Reputable Hopkins Homes

Four Bedrooms and Two Bathrooms

Large Sociable Garden

Off-road Parking for Two Cars

Single Garage

Well-Equipped Summer House

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“We would describe our home as spacious,
clean and comfortable.”

Well-located on the highly acclaimed Kings Meadow – from the reputable Hopkin’s Homes – this charming property is immaculately presented and nestled within a quiet cul-de-sac, enjoying an edge-of-development location. Kings Meadow is under a ten-minute walk to Greshams’ schools, and a further ten minutes away you will find the centre of Holt’s high street, full of quirky and essential shops, along with its independent bars and cafes that make it the vibrant and popular place it is today.

6 Newell Close is a detached family home that flows seamlessly inside and out. Three of the four bedrooms upstairs share the family bathroom, whilst the remaining principal bedroom enjoys the benefit of an en-suite. The study on

the ground floor rivals the size of the two middle bedrooms, so could easily accommodate a bed and enjoy a more secluded position within the house.

The reception spaces at this family home are terrific. The kitchen is a great size and comfortably fits a four-seater table to enjoy a morning coffee, but the real benefit here is the utility room which alleviates the strain of the kitchen to create more space and use the hub of the home as a pleasant day room. The living room works perfectly but the double doors to the rear garden make an incredible difference, certainly in the warmer months, as it allows direct access to the south-east facing patio and to the summer house beyond.





The garden enjoys a substantial summer house, equipped with a separate store and covered area which will be paramount for those summer parties and family days. In addition to the single garage, there is off-road parking for a couple of cars but plenty of on-road options.





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



“Locally Wells and Holkham are lovely to go on long walks.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8848-7332-5760-7684-3992

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: ///thinkers.willpower.wonderfully

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SOWERBYS



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