



RUDDIGORE

THE STORY OF

19 Blackthorn Avenue

Holt, Norfolk

SOWERBYS

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19 Blackthorn Avenue

Holt, Norfolk,
NR25 6TY

Idyllic Location with a Strong Community

Short Walk to Town and Local Minibus Service

5 Minute Drive to the Coastline

Over 1,450sq. ft. of Accommodation

High Degree of Versatility

Three Double Bedrooms

Principal Bedroom with Dressing Room and En-Suite

Off-Road Parking for Several Cars

Detached Double Garage

Established and Low Maintenance Garden

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“...whilst the conservatory offers an all round view of the south facing garden, the lounge is very cosy on winter nights.”

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.

Whilst there is an independently run minibus service which provides a great local travel solution, it's less than a mile's walk into the high street itself, and here you will find the Georgian market town of Holt's quirky and quintessential

shops, independent cafés, and pubs, as well as the all-important fish and chips shops.

19 Blackthorn Avenue is undoubtedly one of the largest bungalows set within this delightful and desirable residential location. With exceptionally well-proportioned accommodation which extends to over 1,450sq. ft. this impressive home offers a high degree of flexibility, with generous receptions and bedrooms.



A front lobby leads through to a central hall, which creates a welcoming and spacious reception with fitted cupboards and guest WC. Off the hall a dual aspect sitting room provides a spacious living and entertaining area set around an ornate open fireplace. Semi-open plan to the sitting room is a dining room with ample space for six guests to dine. Sliding doors off the dining area reveal a spacious conservatory which subtly extends the living space whilst connecting the property perfectly to the garden.

The kitchen features an extensive range of wall and base units and is supported by a utility room.

Moving on to the bedroom area you will find three, double bedrooms and a family sized bathroom. The principal bedroom suite is very impressive and comprises a bedroom area with fitted wardrobes, a walk-in dressing room and en-suite bathroom.





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.

On the east elevation of the property there is a private driveway with off-street parking for up to eight cars and access to a detached, double garage/workshop. With such generous off-street parking and the rare attribute of a double garage this fine bungalow certainly stands out within this revered development of similar homes.

The front garden features shaped lawns and paved walkways that provide access around the perimeter of the property. The rear garden enjoys a sunny south-westerly aspect and features a paved sun terrace, raised beds, shingle laid walkways and a fine selection of established shrubs and trees. The garden is fully enclosed and not overlooked. A personal door leads directly into the garage/workshop whilst a gate gives access to the off-street parking.

“It’s a very quiet location, but handy for the shops and close to the buzz of the town centre...”

19 Blackthorn Avenue is nestled within a fantastic community and boasts an incredible 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 from the glorious coastline of north Norfolk.





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



Aerial view of the coastline at Cley-next-the-Sea

“Cley Nature Reserve is one of our favourite places to explore, but there are also lovely seaside walks at Sheringham and Cromer.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9885-0003-4209-9172-4214

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: ///crank.overheard.diverged

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