



THE STORY OF

5 Grove Close

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6EF

Detached Bungalow

Two Double Bedrooms

Bright and Spacious Triple Aspect Living Room

Modern Kitchen and Bathroom

Attached Garage

Established Gardens to Front and Rear

Block Paved Driveway with Off-Street Parking

Prime Residential Location

Close to Town Centre

No Onward Chain

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“...the accommodation is light, bright, and well-appointed, with scope for personalisation.”

Single storey living within a peaceful residential location and just a gentle walk into the town centre with an abundance of amenities.

5 Grove Close is a delightful example of a detached bungalow located in a most popular and convenient position close to the centre of Holt. Nestled on a ‘no through’ cul-de-sac just off Grove Lane, this established bungalow commands a prime and enviable position whilst making the most of Holt’s excellent facilities.

Extending to just over 1,000 sq ft. the

accommodation is light, bright and well-appointed throughout, with the benefit of modern double glazing and gas central heating.

Presented in good, neutral order throughout, the bungalow is ready to enjoy but also perfect for subtle personalisation. A central entrance hall invites you into the property and features a cloaks cupboard. The main living area comprises of an open-plan L-shaped reception that enjoys a south-westerly triple aspect. This spacious and sociable room is large enough to provide dining space.



The kitchen features a modern range of units, integrated electric oven and gas hob. Off the kitchen is a double-glazed conservatory with french doors onto a side terrace.

There are two balanced, double bedrooms both enjoying views over the rear garden. A modern, fitted shower room serves the bedrooms.





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.



To the front of the bungalow is a private, block paved driveway with ample off-road parking and access to the attached double garage. The garage features an electric remote door and personal door to the rear garden area.

The front garden is well-established with a central lawn flanked by shrub and flowering beds.

The rear garden enjoys a sunny south-easterly aspect and is mainly laid to lawn with shrub and flowering borders enclosed by panel fencing. Paved walkways surround the property for ease of access and there is a garden shed to one side.

5 Grove Close commands a prime residential location in one of Holt's most prized areas, within a short level walk to the town centre.



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



Holt town centre

“...it's a short, level walk to the town centre - and all of its amenities.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2800-2651-9922-1008-1373

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: ///fractions.squeaks.clasps

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