



THE STORY OF

10 Robin Close

Holt, Norfolk

SOWERBYS

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Holt Norfolk
NR25 6GD

Exceptional Development from the Renowned
and Highly Reputable Lovell Homes

Great Location within a Community

Walking Distance to the Town Centre

Immaculately Presented

Four Bedrooms

Two Bathrooms and a WC

Off-Street Parking and a Single Garage

Lawned Garden with Patio Area

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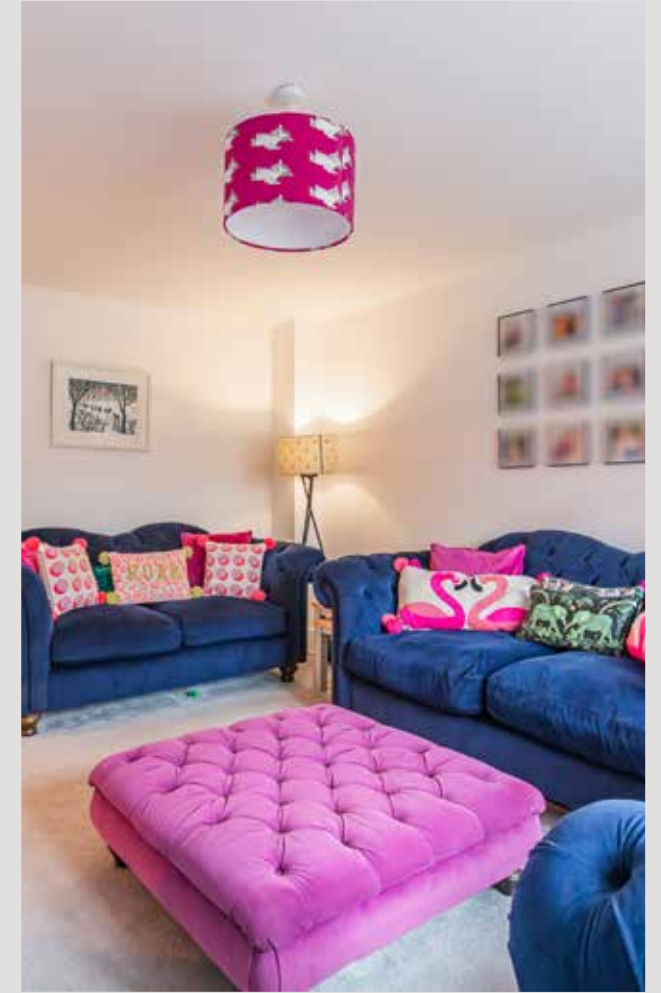
“Picture yourself in warmer months,
enjoying the patio area with a drink
in-hand, chatting to friends...”

Robin Close is perfectly located within the heart of a community, escaping the bustle of Holt’s busy high street whilst still retaining a short walking distance to the town centre. This Georgian market town is full of quirky and quintessential shops, ranging from independent cafes and bars, to typical high street stores. The local communities, family run businesses and deep history are what gives this terrific town its very soul.

10 Robin Close is no exception to Holt’s spirit as not only does it share

a community, but this home has been thoroughly loved and now boasts a character of its own thanks to the current owners’ exquisite eye for detail and homely touches.

From new, the finish of these properties is remarkable, but when a few optional extras are added to this immaculately presented home, it truly becomes something special and unique - easily mistaking it for being much newer than this site’s initial construction from 2019.



With four great bedrooms upstairs, accompanied by two bathrooms, the balance between the living areas and bedrooms is superb.

The kitchen/dining room creates a wonderful day room for the family to enjoy and it naturally invites communication with the garden, resulting in the blend of outside-to-in which is a fantastic quality to be thoroughly taken advantage of in the warmer months.

Offering a wonderful contrast is the sitting room, with a cosier feel and enough space for the whole family to enjoy it is certainly the room for those snugly evenings and to tune in to the peace and quiet of Robin Close. The downstairs is completed with a handy utility room.

There is off-street parking for multiple vehicles, with the added benefit of a single garage which is longer-than-average, catering for extra storage and a space for a workbench.

The garden to the rear is lawned with plenty of extra patio created to really encourage hosting and busy young families, but equally presents an opportunity for the next family to boost the value in the way of a sun room or conservatory - subject to relevant planning. The good qualities of a lawned garden, mixed with the low maintenance of a large patio area, gives any family the chance to either dive in for some keen gardening, or to enjoy this aspect as it is today.





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 Sowerbys



“The garden is low maintenance but for the right person, could be gardener’s dream.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 9341-3018-4303-4122-3204

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: ///ideals.blazed.hills

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