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THE STORY OF

13 Robin Close

Holt, Norfolk

SOWERBYS

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13 Robin Close

Holt, Norfolk,
NR25 6GD

Built by the Renowned Lovell Homes

Immaculately Presented

Ideally Located

Two Bedrooms

Two Bathrooms

Off-Road Parking

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“Now that the development is completed,
the whole area is maturing...”

Nestled within the esteemed Lovell Homes development, this charming semi-detached residence at 13 Robin Close presents a delightful living experience. Boasting an enchanting garden and an enviable location just steps away from communal lawned areas, this beautifully maintained home offers an ideal retreat.

Holt, with its unique boutiques, essential shops, independent bars, and cafés, is known for its historical charm, making it a special place to reside. Situated approximately a mile from the town centre, it provides a leisurely walk or a quick bike ride, allowing residents to

savour the amenities of Holt without being immersed in its bustling activity during peak hours.

The two bedroom property has been cherished by its current owners, evident in its impeccable presentation. The modern kitchen, typical of a home of its age, features a cosy bay window space, creating a charming spot to enjoy a morning coffee whilst watching the world go by. The living room maintains the theme of brightness and openness, accentuated by double doors which seamlessly connect to the rear lawn, allowing the property to embrace its picturesque garden.



“The dining room is one of my favourite spots to sit...”





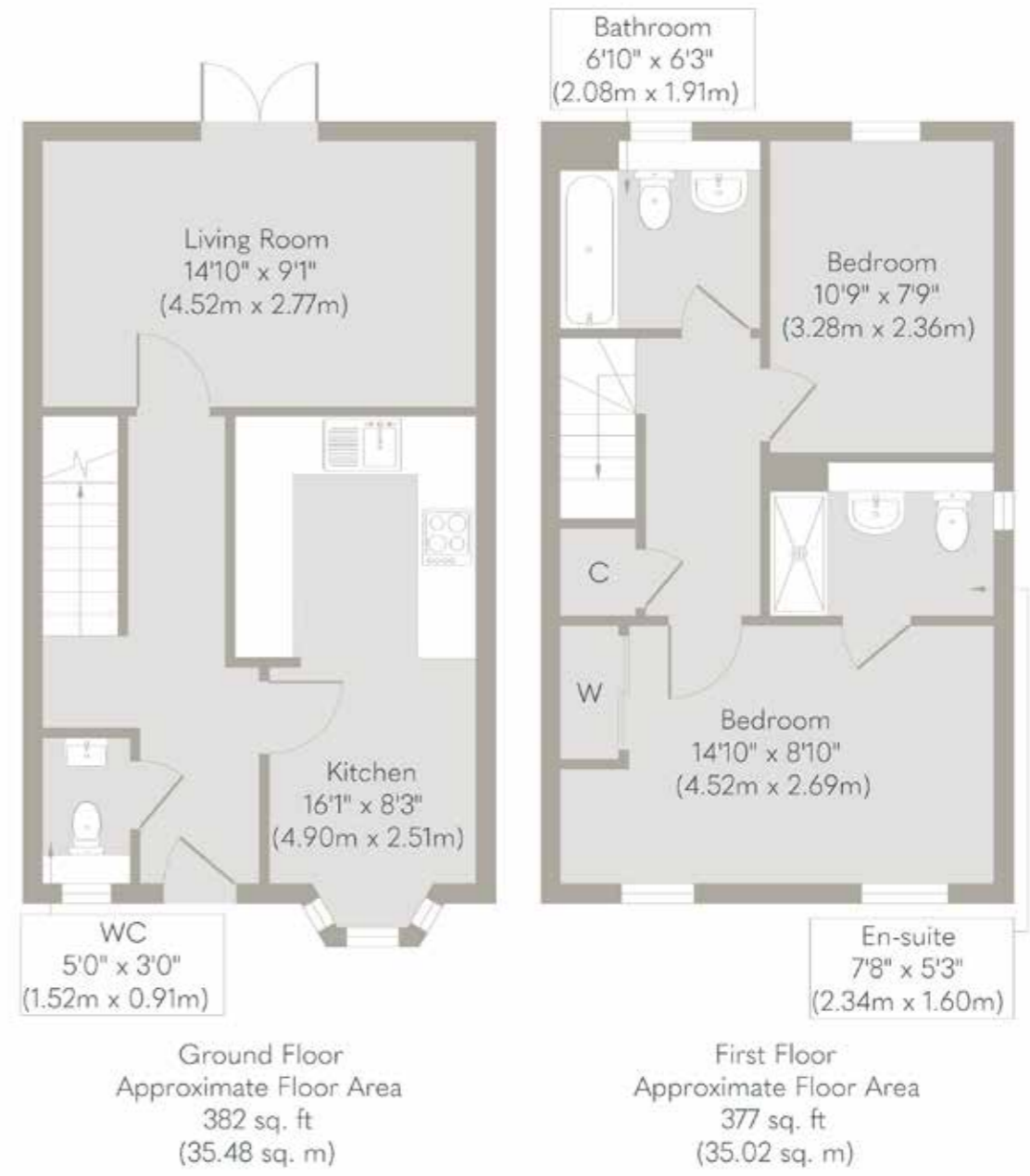
Ascending the stairs reveals a family bathroom and two generously-sized bedrooms. The principal bedroom includes an en-suite shower room, providing a touch of luxury and privacy. The upper floor maintains the property's sense of light and freshness, mirroring the ambiance of the ground floor.



Through the patio doors, a well-maintained lawned garden unfolds, offering an excellent space for active young families or avid gardeners. Currently designed with low-maintenance aspects, it perfectly complements the demands of a bustling family life.



With parking space for two cars on-site and ample on-road availability for visitors, convenience is a hallmark of this property. If you seek a low-maintenance home with the assurance of modern living, 13 Robin Close is tailored to suit the needs of any family looking to make it their cherished residence or a comforting home away from home.



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



“Holt town centre is a pretty special place to live...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref- 9320-3703-8000-2500-3051

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: ///tradition.trusts.lizard

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SOWERBYS



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