



THE STORY OF

2 Burrell Close

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6DT

Individual Detached Residence

Extensively Remodelled and Enhanced

Opulent Living Proportions

Exquisite Kitchen and Orangery

Highly Versatile Accommodation

High Specification and Immaculately Presented

Established and Attractive Gardens

Detached Studio

Gated Off-Street Parking

Walking Distance to Town Centre

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“...cosy room of great character enjoying established garden views...”

Set in established and discreet gardens this unique and appealing home showcases an attractive blend of elegant interiors and cleverly enhanced living space whilst commanding an enviable location just a short walk from the historic and much-admired town centre of Holt.

2 Burrell Close is a detached residence that sits discreetly on the Cromer Road in Holt. Extensively remodelled and enhanced by our sellers in recent years this unique home is exquisitely presented and thanks to an innovative and appealing extension it features highly versatile and well-proportioned living spaces.

Set over two floors and extending to around 1,600sq. ft. along with a flexible

ancillary building, this fine home is surprisingly spacious yet attractively understated.

The ground floor living space is particularly impressive thanks to a modern extension that provides adaptable space and some unique architectural features.

Approached from the rear through gated gardens the house features a central hall that leads through to a light filled living room with a vaulted ceiling, glazed rear gable wall and double french doors out onto a terrace. Enjoying a bright, dual aspect this appealing room connects to a ground floor shower room to provide a highly versatile and adaptable space and potential for ground floor bedroom options.



Internal bi-fold doors connect the modern living room to a charming and traditional sitting room. A cosy room of great character enjoying established garden views on two sides and features a fireplace.

A wonderful open plan kitchen and orangery style dining space is filled with natural light thanks to windows and doors on three sides. The kitchen area features a range of classic in-frame shaker style cabinetry and a central island all capped with Quartz stone worktops and complemented by a suite of integrated appliances. The kitchen flows seamlessly through to a magnificent, triple aspect orangery with oversized windows and floor to ceiling french doors out onto a sheltered and private sun terrace. This spectacular space is currently utilised as a dining area and ideal for entertaining.





First Floor
Approximate Floor Area
501 sq. ft
(46.50 sq. m)



Outbuilding
Approximate Floor Area
154 sq. ft
(14.34 sq. m)

Ground Floor
Approximate Floor Area
939 sq. ft
(87.23 sq. m)



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.

Set on a corner plot the home sits in attractive and established gardens that provide a discreet and intimate environment. The deep, front garden features lawns and pathways peppered with mature shrubs and trees to provide excellent shelter and screening.

To the rear of the house is a gated garden with vehicular access and a block paved, courtyard hardstanding. An immensely private space the rear garden features a paved sun terrace that wraps around the orangery to provide further entertaining space. A detached, brick-built building that features power and lighting is currently utilised as home studio/hobby room but could be easily adapted for a variety of uses.

Located in a prime, residential spot 2 Burrell Close enjoys an enviable setting and is positioned conveniently close to the bustling and vibrant town centre of Holt.



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 property is surrounded by mature trees and shrubs making you feel as though you are completely secluded from the business of Holt town centre.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2721-3035-8202-2034-0204

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

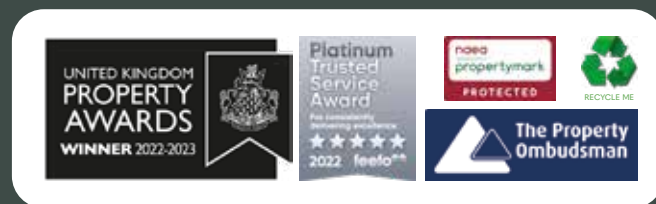
Freehold.

LOCATION

What3words: /// toffee.confusion.papers

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SOWERBYS



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