



THE STORY OF

14 Hendrie Road

Holt, Norfolk

SOWERBYS

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14 Hendrie Road

Holt, Norfolk,
NR25 6RR



Brilliantly Located

Well Presented

Adaptable Layout

Three Bedrooms

Off-Road Parking

Single Garage

Easily Maintained Garden



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“...just a short walk from Holt’s vibrant town centre.”

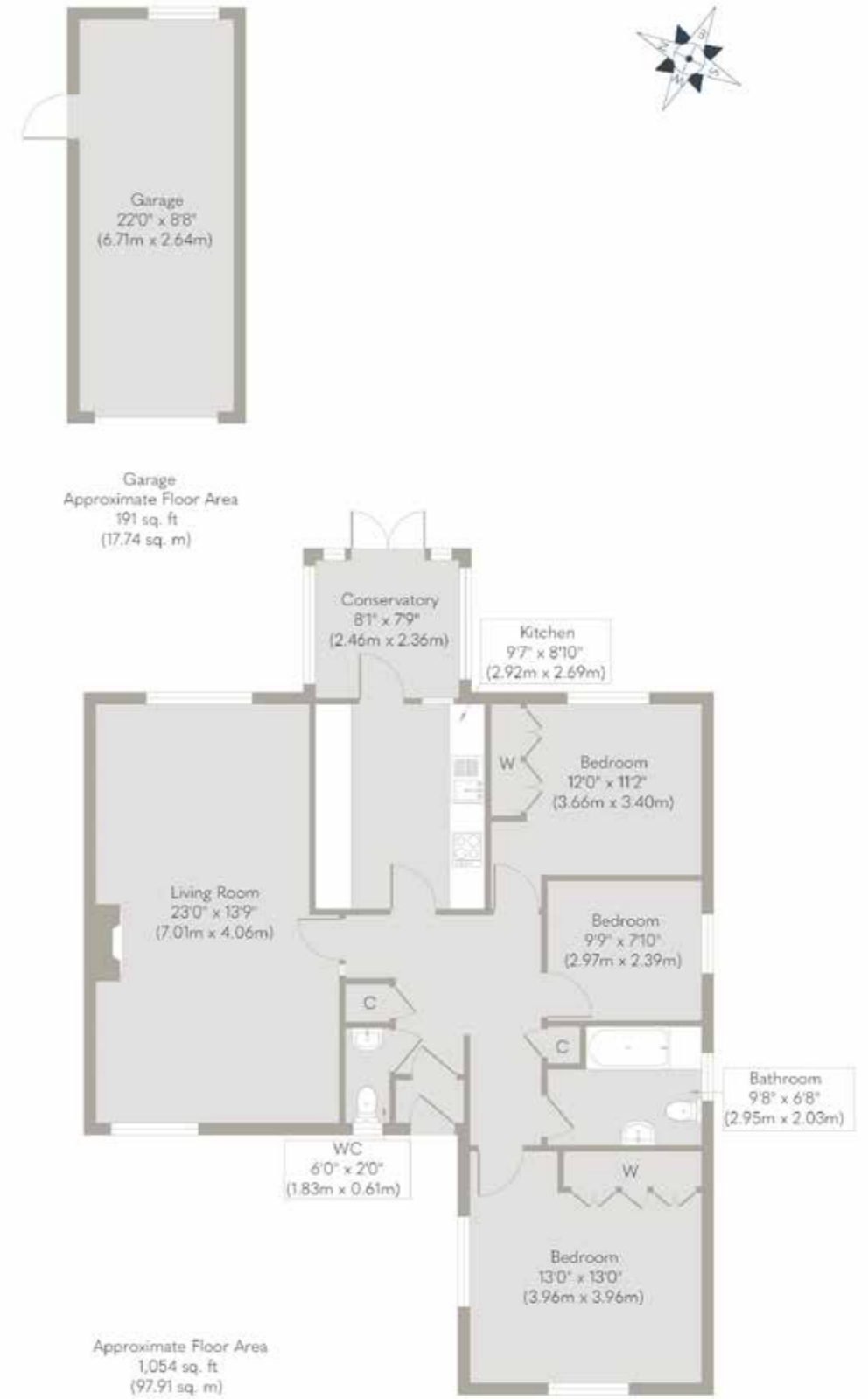
Situated in a highly acclaimed development constructed in the early 1990s, this property is part of a network of cul-de-sacs, predominantly featuring single storey homes, creating a cohesive community on the outskirts of Holt.

Conveniently served by an independently operated minibus service, the vibrant high street is an easy walk of less than half a mile, offering access to the charming Georgian market town of Holt with its eclectic shops, independent cafes, pubs, and the essential fish and chips establishments.

This three bedroom home holds tremendous potential, with well-proportioned rooms which provide the flexibility to be utilised for various purposes, such as a study or dining room. The property boasts abundant natural light, especially in the conservatory basking in the morning sun, whilst the main bedroom provides a captivating view of the last rays of sunshine in the evening.

The kitchen seamlessly connects to the brilliantly bright conservatory, which, in turn, opens up to a well-balanced garden.





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.

Outside, the manageable garden size strikes a perfect balance, requiring less maintenance yet offering the option to transform into a more vibrant space for gardening enthusiasts.

The property offers off-road parking for a car, and the added bonus of a garage provides an alternative parking solution along with extra storage space. 14 Hendrie Road stands as an exemplary property of manageable size, strategically positioned within a popular historic town. Explore the potential of this superb home in a coveted location.



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



“...within easy reach of some of Norfolk’s most popular coastal destinations.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///sunroof.minus.finer

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