



THE STORY OF

3 Castle Close

Holt, Norfolk

SOWERBYS

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3 Castle Close

Holt, Norfolk,
NR25 6FB

Perfectly Located for Holt Town Centre

Under 10 Minutes Drive to the Coast

Walking Distance to the Centre of
Town and Greshams Schools

Immaculately Presented Modern Home

Five Bedrooms plus Study

Three Bathrooms and Additional WC

Double Garage with Further Parking for Several Cars

Beautifully Kept Gardens

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“...the epitome of contemporary elegance.”

3 Castle Close epitomises contemporary elegance, boasting extensive and meticulously presented living spaces within a picturesque setting on the outskirts of Holt. This magnificent detached residence, constructed in 2019 and thoughtfully upgraded by its current owners, personifies modern living at its finest. Situated within an exclusive residential enclave, it offers convenient access to Holt’s bustling atmosphere and the esteemed Gresham’s School, both within a leisurely stroll, as well as the scenic North Norfolk coastline, just a short drive away.

Spanning two floors, the residence offers over 2,000 sq. ft. of sumptuous

living space. Notable features include generously proportioned formal reception areas, opulent kitchen and bathroom amenities, capacious bedrooms, and bi-folding doors opening out from the dining room.

The dynamic between the first floor and the downstairs works tremendously, offering brilliant versatility to help you find the right arrangement for you and your family. Whether it would be to utilise the study as a downstairs bedroom, use one of the smaller existing bedrooms as a home office or hobbies room, or explore the options of what the double garage can offer, perhaps by apportioning its usable space to accommodate a workshop.



The property's allure is further accentuated by the owners' enhancements, including spectacular interior design touches and meticulously landscaped grounds. This exceptional home embodies the epitome of sophisticated contemporary living, marrying stylish design with unparalleled comfort and functionality. The outside space is no exception to this theme; not only does 3 Castle Close have striking curb appeal, but also the stunning patio and lawn to the rear show a great blend of low-maintenance elements and are accompanied by the well-placed raised terrace to enjoy hosting or a spot of sunbathing. There is plenty of parking at the property. In addition to the space that the double garage provides, there is ample space in front of the garage doors which will comfortably host four cars parking in tandem.





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



“...in an exclusive residential enclave, it offers convenient access to Holt's bustling atmosphere.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9666-3813-7729-9998-4701

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: ///fingertip.mixture.printers

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