



THE STORY OF

47 Holt Road

Gresham, Norfolk

SOWERBYS



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47 Holt Road

Gresham, Norfolk
NR11 8RG



Beautiful Setting in the Heart of Gresham

Charming Characterful Cottage

Updating Required but Well-Presented

Two Bedrooms

Off-Road Parking



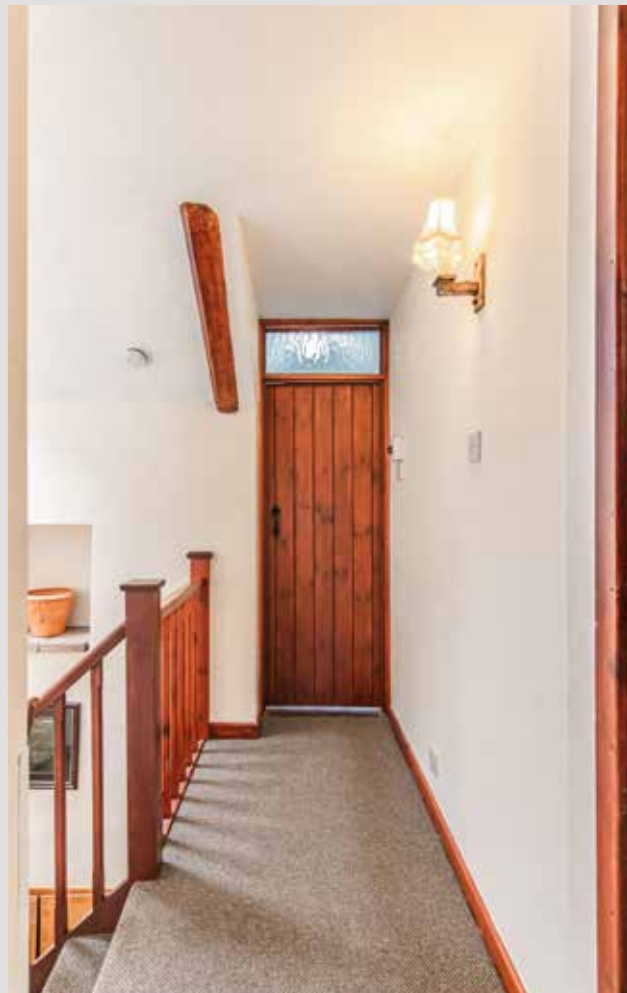
Welcome to 47 Holt Road, Gresham— a charming period terrace cottage exuding character and warmth. This delightful property offers a cosy retreat with two bedrooms, parking and a patio area with multi-purpose use. Perfect for those seeking quintessential countryside living.

Step inside to discover a quaint interior adorned with period features, creating a nostalgic ambiance reminiscent of its former heritage. The two bedrooms provide comfortable accommodation, while the sitting room offers a welcoming atmosphere for relaxation and the adjacent kitchen makes it easy for entertaining.

Outside, the garden beckons with its peaceful surroundings, providing an idyllic space for outdoor enjoyment and al fresco dining. Convenient parking adds to the appeal, ensuring hassle-free access for residents and guests alike.

Nestled in the picturesque village of Gresham, this characterful cottage offers a tranquil escape from the hustle and bustle of modern life, while still being within easy reach of local amenities and scenic countryside walks. Don't miss your chance to make 47 Holt Road your own – schedule a viewing today and experience the charm of countryside living in this endearing period cottage.

SOWERBYS HOLT OFFICE
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First Floor
Approximate Floor Area
362 sq. ft
(33.60 sq. m)



Ground Floor
Approximate Floor Area
336 sq. ft
(31.18 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.



ALL THE REASONS

Gresham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small and pleasant rural village, Gresham is located south west of Cromer.

Renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Crabs, the scenic coastal town of Cromer boasts impressive views of the medieval church, which has the highest tower in Norfolk. There is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

It has an interesting church with a very organised Victorian remodelled exterior. But once inside, you find it whitewashed and free of any decoration.

The church used to be Anglo Catholic but was 'persuaded' to be Protestant by a Consistory Court in the 1940s. The church, with its 14th century chancel, is a magnet for church explorers, because it contains one of the best of the East Anglian seven sacrament fonts series. Needless to say it is also the ancestral home of the Gresham family, founders of Gresham's School and the Royal Exchange.



Note from Sowerbys



47 Holt Road and surrounding area.

“A tranquil escape from the hustle and bustle.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas heating.

COUNCIL TAX

Band B.

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: ///sponsors.hems.sunblock

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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