



THE STORY OF

1 Burrell Close

Holt, Norfolk

SOWERBYS

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1 Burrell Close

Holt, Norfolk
NR25 6DT

Ideally Located From the Centre of Holt
Close to Gresham's Schools
Renovated to an Incredibly High Standard
Four Generous Bedrooms
Three Bathrooms
Beautifully Landscaped Garden
Large Brickweave Diveway

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“Blending contemporary elegance with with
homely comfort.”

Located moments away from the charming centre of Holt, 1 Burrell Close stands as a testament to refined living. This detached, four-bedroom, three-bathroom home has been meticulously refurbished to a brilliant standard, blending contemporary elegance with homely comfort.

Upon entering, you are greeted by a spacious and inviting hallway that leads to a versatile floor-plan designed to accommodate modern life. The expansive living areas are bathed in natural light, creating a warm and welcoming atmosphere perfect for both relaxation and entertaining. The heart of the home, the kitchen, boasts top-of-the-line

appliances and high-end finishes, making it a chef's delight.

Each of the four bedrooms offers ample space and tranquility, ensuring restful nights and peaceful retreats. The three luxurious bathrooms are equipped with premium fixtures and finishes, enhancing the overall sense of sophistication and comfort.

1 Burrell Close offers plenty of space to adapt to your lifestyle needs, whether that be a home office, gym, or playroom. Every detail has been thoughtfully considered to ensure this home meets the highest standards of contemporary living.





One of the standout features of this exceptional property is the stunning garden to the rear. Beautifully landscaped and lovingly maintained, this outdoor oasis provides a perfect backdrop for outside dining, leisurely afternoons, and vibrant gatherings with friends and family.

With its prime location just moments from the heart of Holt, you can enjoy the convenience of the well-renowned Gresham's schools, local amenities, boutique shops, and delightful eateries, all within a stone's throw from your doorstep.

This is not just a home; it's a lifestyle, offering a perfect blend of town and country living.



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.

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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



Holt High Street.

“All the independants still thrive in this little town, it is very supportive.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8709-7824-8029-1527-2583

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: ///star.things.brisk

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