



THE STORY OF

# 20 Pearsons Road

*Holt, Norfolk*

SOWERBYS





THE STORY OF

# 20 Pearsons Road

Holt, Norfolk  
NR25 6EJ

---

Easy Walking Distance to the Centre of Town

Close to Amenities

Idyllic Location

Within a Strong Community of Residents

Detached Bungalow

Three Bedrooms

Large Single Garage

Large Rear Garden

Ample Parking to the Front

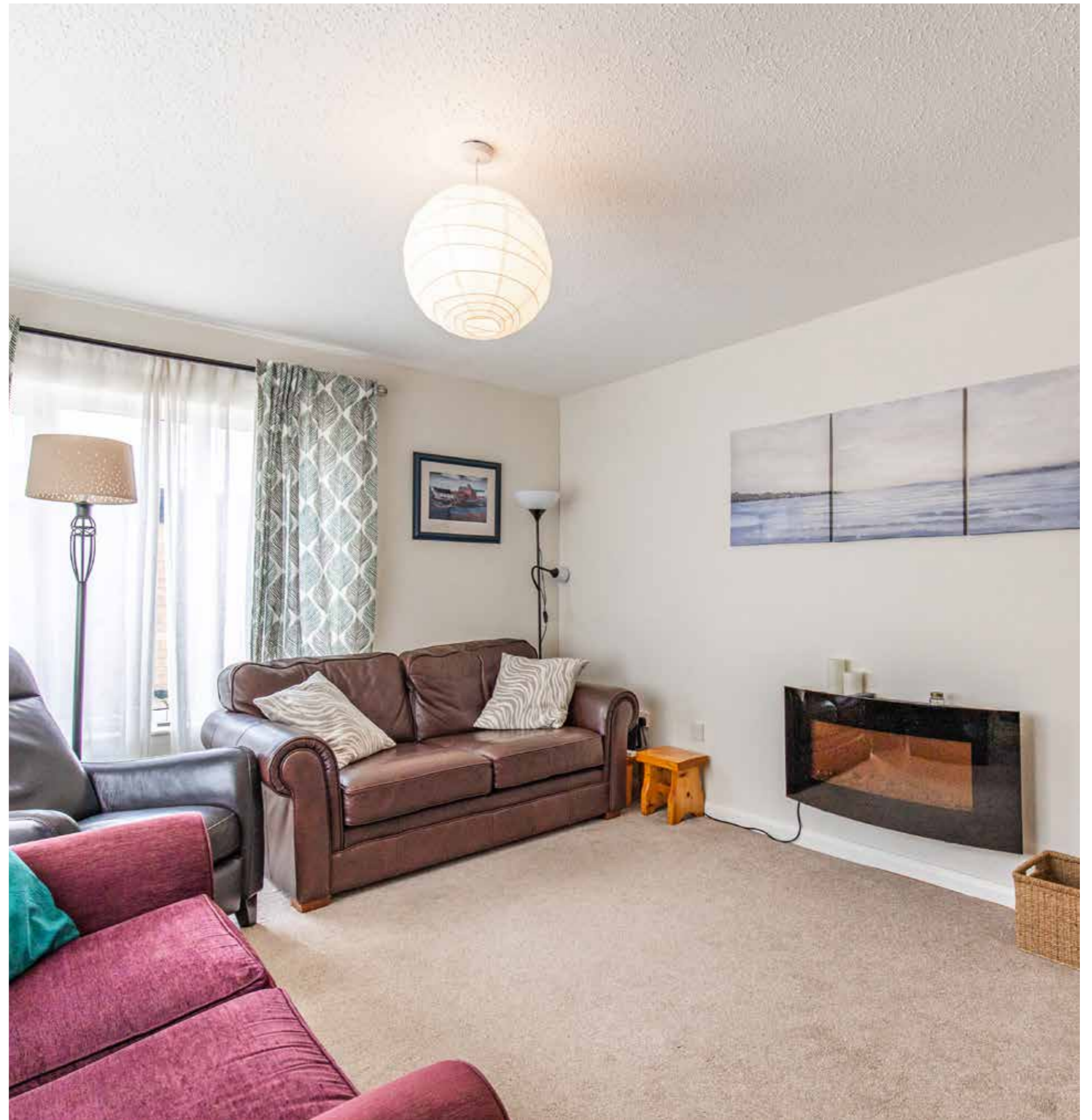
Opportunities to Develop and/  
or Incorporate the Garage

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Situated in the sought-after town of Holt, this property enjoys the benefits of a peaceful residential area while still being within easy reach of local amenities, schools, and transport links. Holt's charming town centre, with its array of shops, cafes, and historic sites, is just a short distance away, offering a wonderful blend of community spirit and convenience.

20 Pearsons Road is a charming, immaculately presented three-bedroom detached bungalow. It offers a spacious driveway for multiple vehicles, as well as a large single garage complete with a separate store, which provides the fantastic opportunity for conversion or integration with the main residence, whether it be for extra living space, a home office, a workshop or an annexe.

The bungalow features three spacious bedrooms, offering peaceful retreats. The layout is designed for functionality and comfort, with living areas bathed in natural light, creating a warm and welcoming atmosphere.

One of the standout features of 20 Pearsons Road is its expansive rear garden. Predominantly laid to lawn, this outdoor haven offers a perfect canvas for the avid gardener to create their own botanical paradise. For families, it provides an expansive, secure space for children to play and explore. Whether you envision a vibrant garden oasis, a play area for kids, or a serene retreat for outdoor dining and entertaining, the possibilities are endless.

20 Pearsons Road is a home filled with potential and opportunities. Whether you're looking to move in immediately and enjoy its current charm or to undertake a project to modernise and personalize, this property offers the perfect starting point. Embrace the chance to make this delightful bungalow your own and create lasting memories in a home that truly reflects your lifestyle and aspirations.





“We’d describe our home as cosy, practical and happy.”







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.

Copyright V360 Ltd 2023 | www.houseviz.com



# Holt

A STRONG SENSE OF COMMUNITY  
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk's finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



## Note from the Vendor



“We've loved living in such a peaceful location, yet so near to Holt town centre and the North Norfolk coast.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref: 9646-2871-7708-9996-1431

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: ///abstracts.unlimited.jugs

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

