



THE STORY OF
7 Magpie Close
Holt, Norfolk

SOWERBYS



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7 Magpie Close

Holt, Norfolk
NR25 6GB

Stunning Location on Edge of Development

Field Views

Easy Access to the Centre of Holt

Constructed in 2020

Five Bedrooms

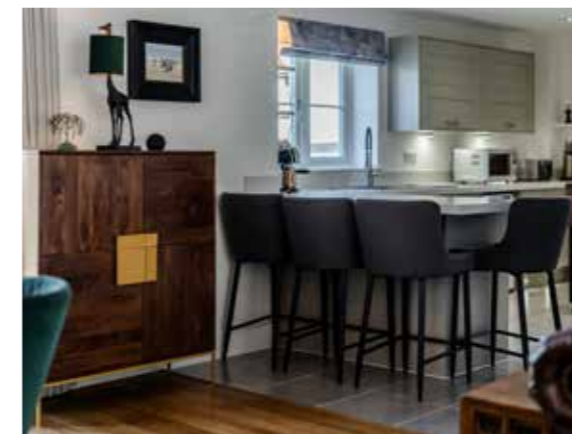
Three Bathrooms

Double Garage

Large Rear Garden

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Discover the elegance and comfort of 7 Magpie Close, a remarkable five-bedroom, three-bathroom detached home in the charming town of Holt. Constructed in 2020 by the reputable Lovell Homes, this property has been meticulously maintained and upgraded by its original owners. Finished to an exceptional standard, the house boasts a versatile layout designed to accommodate diverse family dynamics, ensuring everyone has their own space to relax and thrive.

The heart of this impressive home lies in its thoughtful design and high-quality finishes. Each room flows seamlessly into the next, providing an open and airy atmosphere throughout. The spacious bedrooms and well-appointed bathrooms offer both luxury and functionality, while the living areas provide ample space for both everyday living and entertaining guests. The modern kitchen is a chef's dream, equipped with top-of-the-line appliances and plenty of storage, making meal preparation a delight.

Outside, the property continues to impress with its large rear garden, perfect for outdoor activities and family gatherings. The garden overlooks picturesque fields, offering a sense of peace and privacy, and also features a convenient bespoke garden shed. The double garage, with new electric doors, provides secure parking and additional storage space, enhancing the practicality of this already outstanding home. To add to the security of the property, the house and garage are alarmed. 7 Magpie Close is the ideal residence for those seeking a blend of contemporary living and serene surroundings in the heart of North Norfolk.





First Floor
Approximate Floor Area
674 sq. ft
(62.66 sq. m)



Garage
Approximate Floor Area
394 sq. ft
(36.59 sq. m)



Ground Floor
Approximate Floor Area
690 sq. ft
(64.11 sq. m)



Second Floor
Approximate Floor Area
490 sq. ft
(45.54 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.

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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 Sowerbys



Field view from property.

“7 Magpie Close is the ideal residence for those seeking a blend of contemporary living and serene surroundings in the heart of North Norfolk.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Broadband.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: 9390-3108-2090-2200-8145

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: ///zoomed.slimming.ruins

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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