



THE STORY OF

# 1 Pereers Close

*Holt, Norfolk*

**SOWERBYS**



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# 1 Pereers Close

Holt, Norfolk  
NR25 6JF

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Superbly Presented Bungalow

Three Double Bedrooms

Open-Plan Living Options

Short Walk to Town Centre

Wealth of Amenities on the Doorstep

Fully Renovated Throughout

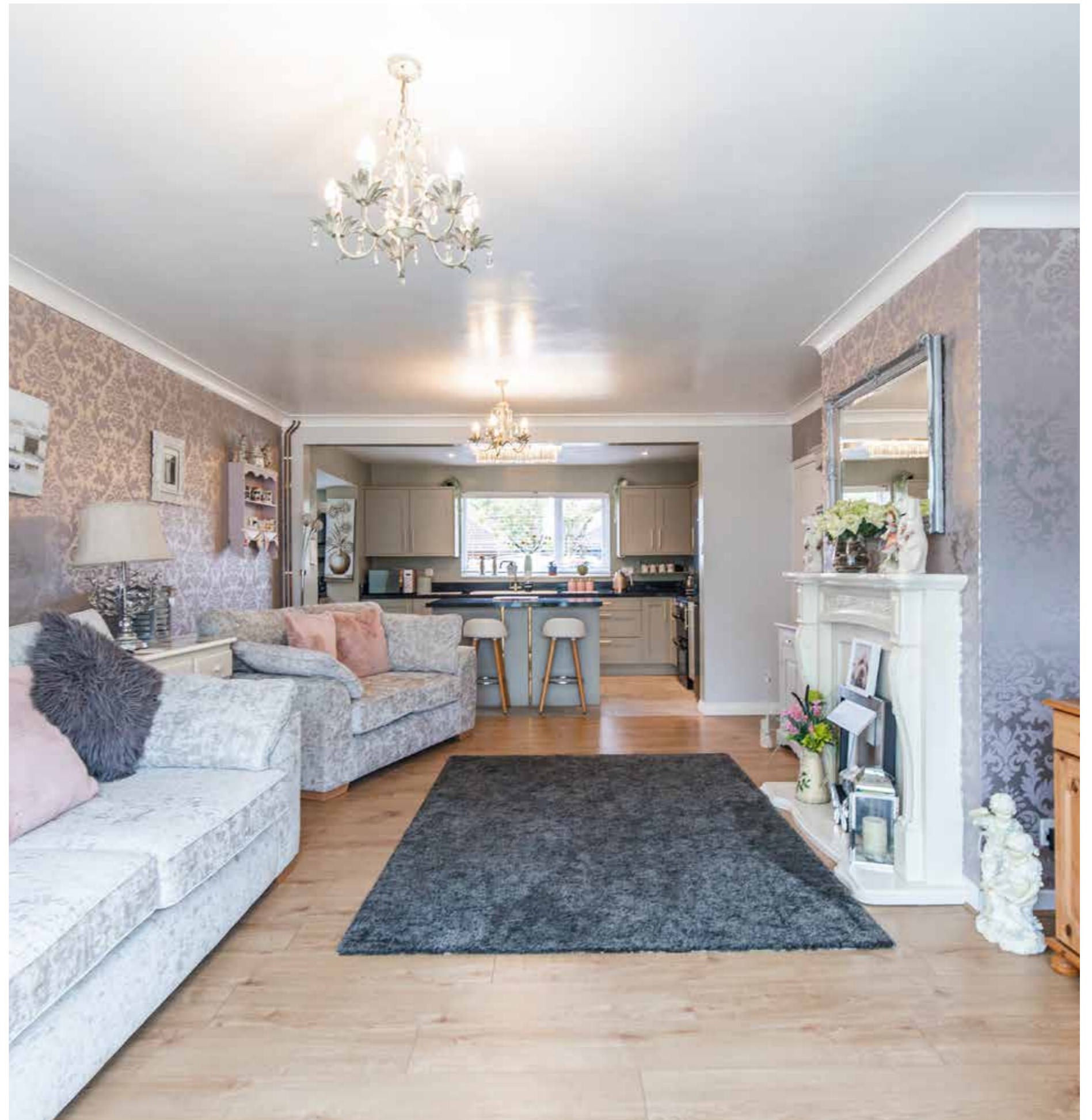
Off Road Parking

Beautifully Landscaped Gardens

Low Maintenance Home

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A home ready to move into and enjoy whilst being so close to the centre of Holt with all of its amenities and social connections.

Having undergone an extensive renovation program under the current ownership, this impressive property boasts all the refined character and personality of a noteworthy home whilst benefiting from the convenience and desirability of a low maintenance bungalow just a short stroll from Holt town centre.

This exceptionally well-presented bungalow spans over 1300sq ft. of accommodation set over a single level and thanks to a comprehensive program of renovations both inside and out it now offers refined space set in a prime location.

A central hall provides a spacious reception to this delightful home and immediately sets the tone for the style and refinery on offer.

A magnificent semi open plan living area cleverly combines a sitting room, dining area and through to a new kitchen. The sitting room features wide plank wood floors and a fireplace, and its generous proportions allow for dining options. Off the main living area and semi open plan is a stylish 'Shaker' kitchen/breakfast room that features extensive cabinetry, a central island, and a suite of appliances. Off the kitchen is a breakfast room and utility space.

Off the central hall on the east elevation of the property there are three well-appointed double bedrooms. The principal bedroom features an en suite WC, and all three bedrooms have fitted wardrobes. The bedrooms are served by a new fitted bathroom.

To the front of the property is a sweeping driveway laid with resin bonded gravel for ample off road parking along with a lawn area and well-stocked shrub and flowering borders.

The rear garden enjoys a sunny south easterly aspect and has been comprehensively redesigned and beautifully landscaped. An all weather decked terrace provides a delightful entertaining area and looks out over lawns bordered by soft landscaping and enclosed by new panelled fencing.

A delightful timber-framed summer house sits on a raised deck to provide an inviting space to enjoy the garden throughout the changing seasons. A further resin bonded terrace offers additional entertaining space and connect to the garden store.



This impressive property boasts all the refined character and personality of a noteworthy home.





**Ground Floor**  
**Approximate Floor Area**  
 1,377 sq. ft  
 (127.92 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



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### SERVICES CONNECTED

Mains water, electricity and gas. Independent drainage.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 2900-3077-0822-2090-1523

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

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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

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