



THE STORY OF

48 Woodpecker Avenue

Holt, Norfolk



SOWERBYS



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Holt, Norfolk
NR25 6GJ

Built by the Renowned Lovell Homes

Detached Five-Bedroom Home with
Three Bathrooms (Two En-Suites)

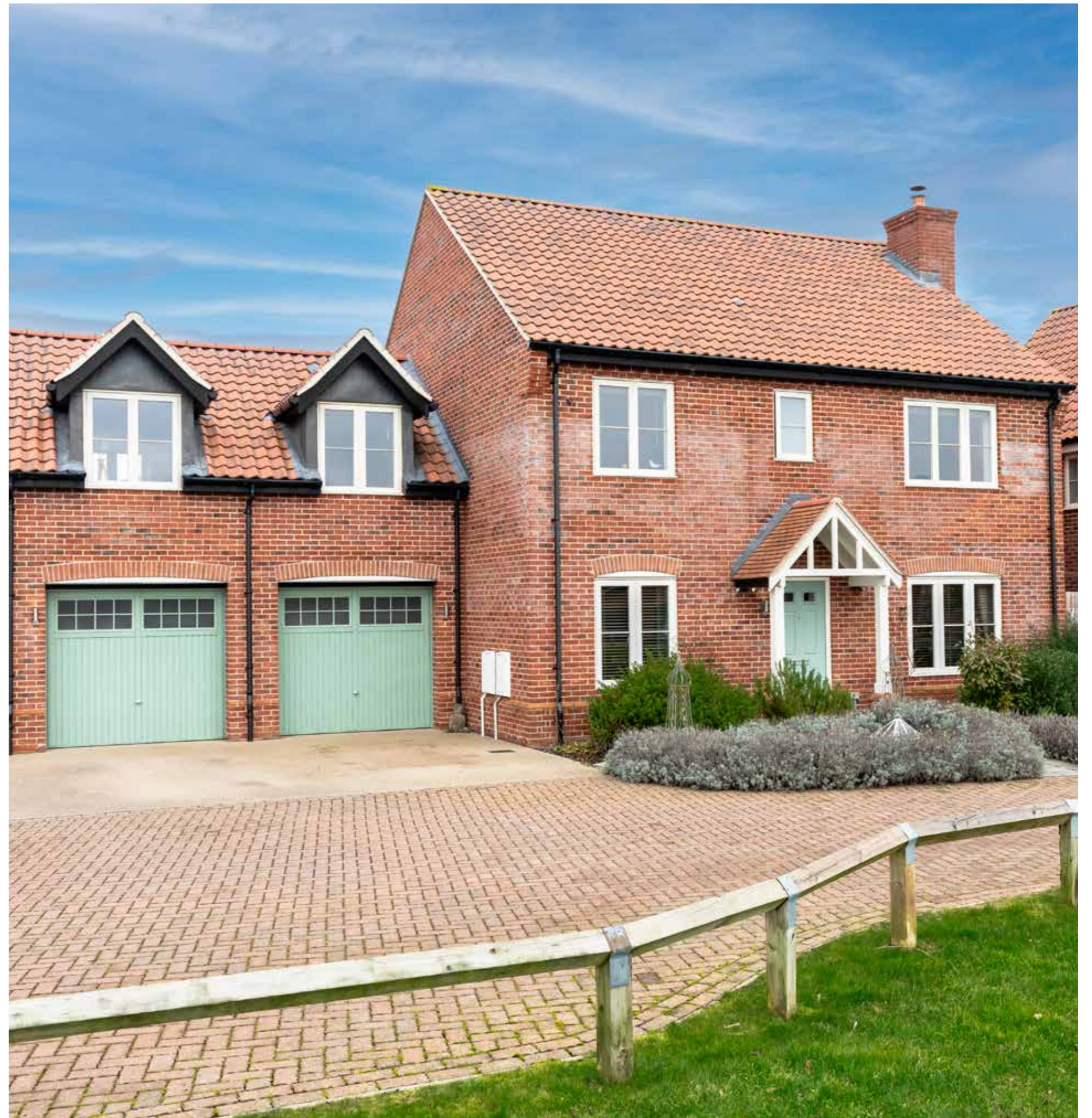
Spacious Kitchen/Dining Room Opening
to the Garden via Double Doors

Large Sitting Room and Versatile Study for
Work-From-Home or Extra Accommodation

Integral Double Garage Plus
Parking for Two-Three Cars

Landscaped Rear Garden with Lawn and a
Terrace Positioned to Enjoy Evening Sunsets

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Welcome to 48 Woodpecker Avenue, a beautifully presented detached property built by the highly reputable Lovell Homes, offering five spacious double bedrooms and three luxurious bathrooms. Situated in the sought-after town of Holt, this home enjoys a lovely outlook across the communal grassed land in front of the property, adding to its sense of openness, but the property's position within the development really cements its exclusivity. With an integral double garage and a thoughtful blend of contemporary style and functionality, this home impresses from the moment you step inside. The attention to detail and generous proportions of the living spaces truly set it apart.

The heart of the home is the stunning kitchen/dining room, a versatile and light-filled space that seamlessly extends into the garden through elegant double doors, making it ideal for entertaining or relaxed family days. The expansive sitting room provides a cosy retreat, while the private Study offers an excellent work-from-home solution or additional ground-floor accommodation. Upstairs, five generously proportioned double bedrooms provide ample space for family and guests. Two feature ensuite bathrooms, while the sleek family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

The outdoor spaces are equally impressive. The rear garden is thoughtfully landscaped, primarily laid to lawn with a sun-drenched terrace perfectly positioned to enjoy evening sunsets. In addition to the integral double garage, there is ample parking for two-three cars on the driveway. Whether you are seeking a spacious family home or a retreat to relax and entertain, 48 Woodpecker Avenue promises a lifestyle of comfort, elegance, and ease.





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



“48 Woodpecker Avenue promises a lifestyle of comfort, elegance, and ease.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Integral solar panels.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: 5830-9730-8009-0175-0296

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: ///grad.decide.washroom

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SOWERBYS

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