



THE STORY OF

3 Nixon Court

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6TF

Prime Location in Holt, Close to the
Town Centre and Bus Stops

Detached Bungalow

Two Double Bedrooms and Two Bathrooms

Practical Layout with Balanced
Living and Storage Spaces

Garden Room with Views of the
Private, Well-Maintained Garden

Low-Maintenance Front Garden,
Driveway, Single Garage, and Store

SOWERBYS HOLT OFFICE

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Welcome to 3 Nixon Court, a delightful two-bedroom, two-bathroom detached bungalow perfectly situated in the charming market town of Holt. This property boasts a prime position within a peaceful residential setting, just a short stroll from the town centre and conveniently close to nearby bus stops, ensuring easy access to local amenities and transport links.

The bungalow's layout is both practical and inviting, offering a balanced arrangement of living spaces and bedrooms. Both bedrooms are generously sized doubles, while the living areas flow seamlessly, including a serene garden room attached to the garage. This tranquil space is perfect for relaxing, offering picturesque views of the well-maintained, private garden—a true haven for gardeners and nature lovers alike.

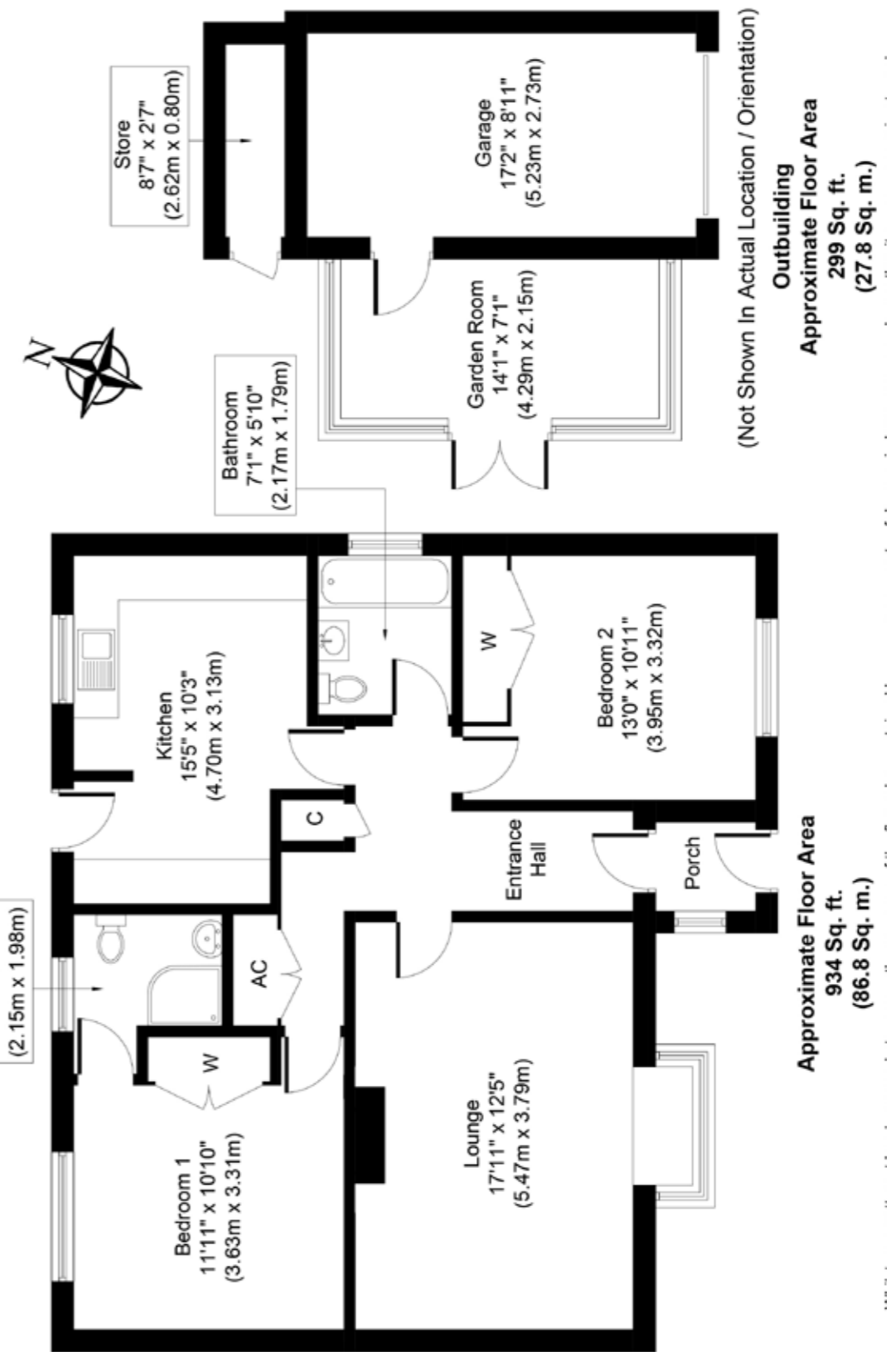
The property also benefits from a low-maintenance front garden with mature shrubs, a private driveway accommodating a couple of cars, and a single garage with an adjoining store.

Whether you're downsizing or seeking a peaceful retreat in a prime location, 3 Nixon Court is a home that combines practicality, charm, and convenience. Don't miss this opportunity to secure your spot in one of Holt's most sought-after areas.



Both bedrooms are generously sized doubles, while the living areas flow seamlessly...





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



“This property boasts a prime position within a peaceful residential setting, just a short stroll from the town centre...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9170-2182-0090-2090-3991

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: ///giggle.tummy.investors

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SOWERBYS

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