



Introducing
Rowan Way
Holt

SOWERBYS

A charming two-bedroom detached bungalow, located in the thriving North Norfolk market town of Holt, is available from 30th June 2025 on an initial 12-month tenancy. Enjoying a peaceful cul-de-sac setting, the property comprises a country-style fitted kitchen, a cosy sitting room, a primary double bedroom with an en-suite, a second double bedroom, a family bathroom, and a conservatory.

Upon arrival at the property, prospective tenants are welcomed immediately into the entrance hall, which leads to the generous accommodation. The country-style fitted kitchen is home to an abundance of both cupboard and worktop units. Offered with a gas cooker and dishwasher, the kitchen has designated space for a fridge-freezer.

The cosy sitting room within the bungalow boasts adequate dimensions for all desired contents and furnishings, perfect for relaxing during the upcoming winter evenings. The reception space is extended further in the form of a conservatory, which, bathed in natural light, enjoys an aspect of the beautifully landscaped private enclosed garden. The principal bedroom is a comfortable double room benefiting from a recently installed en-suite facility comprising a walk-in shower, wash basin, WC, and heated towel rail. The en-suite is also home to a washing machine with space for a condenser tumble dryer. The second bedroom is another generous double room allowing for all traditional contents and furnishings. Completing the internal accommodation, the family bathroom features a shower over bath, wash basin, WC, and a wall-mounted cupboard.

The neighbouring driveway provides parking for two vehicles in addition to ample on-street parking. The driveway is complemented with a low-maintenance hard landscape garden. To the rear of the bungalow is a beautifully landscaped private enclosed garden featuring a patio, a low maintenance lawned area, and an array of mature shrubbery. The garden is complete with multiple timber structure storage sheds. Fired by Gas Central Heating, the property is available from June 30th on an initial 12-month tenancy.

HOLT

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the

Georgian town centre. With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

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

AGENT'S NOTES

Unfurnished
No smoking
Pets by negotiation
Gas central heating
12 Month initial tenancy
Available June 30th, 2025

LOCATION

What3words: ///sing.saves.technical

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

COUNCIL TAX

Band D.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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