



THE STORY OF

The Camelias

12 Kestrel Drive, Holt, Norfolk
NR25 6GH

Modern Detached Home Built In 2021
By Award-Winning Lovell Homes

Stylish and Efficiently Designed Accommodation

Four Generous Double Bedrooms
Including Two En-Suites

Elegant Open-Plan Kitchen and Dining Room

Refined Sitting Room with Wood-Burning Stove

Luxurious Family Bathroom and High-
Quality Fixtures Throughout

Beautifully Maintained, Low
Maintenance Gardens

Detached Double Garage and
Ample Off-Road Parking

Edge Of Town Location Close to Holt
and the North Norfolk Coastline

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Built in 2021 by award-winning Lovell Homes, The Camellias is an impressive and beautifully presented detached home offering thoughtfully designed accommodation, further enhanced by the remainder of a 10-year NHBC warranty.

Occupying a prime position on the well-regarded Heath Farm development, the property sits comfortably between Holt's vibrant town centre and the surrounding country park. Its elegant double-fronted façade draws clear inspiration from Georgian architecture, with balanced proportions, sash windows and a refined stone-cast portico creating an immediate sense of quality and presence.

The interior is both stylish and practical, beginning with a generous central reception hall that sets the tone throughout. A dual-aspect sitting room features a wood-burning stove and French doors opening onto the garden, while a second reception room provides excellent flexibility as a snug or family room. A dedicated study and cloakroom add to the home's everyday functionality.

At the heart of the house lies the open-plan kitchen and dining room, fitted with shaker-style cabinetry, integrated appliances and a spacious dining area overlooking the garden. A separate utility and boot room completes the ground floor.

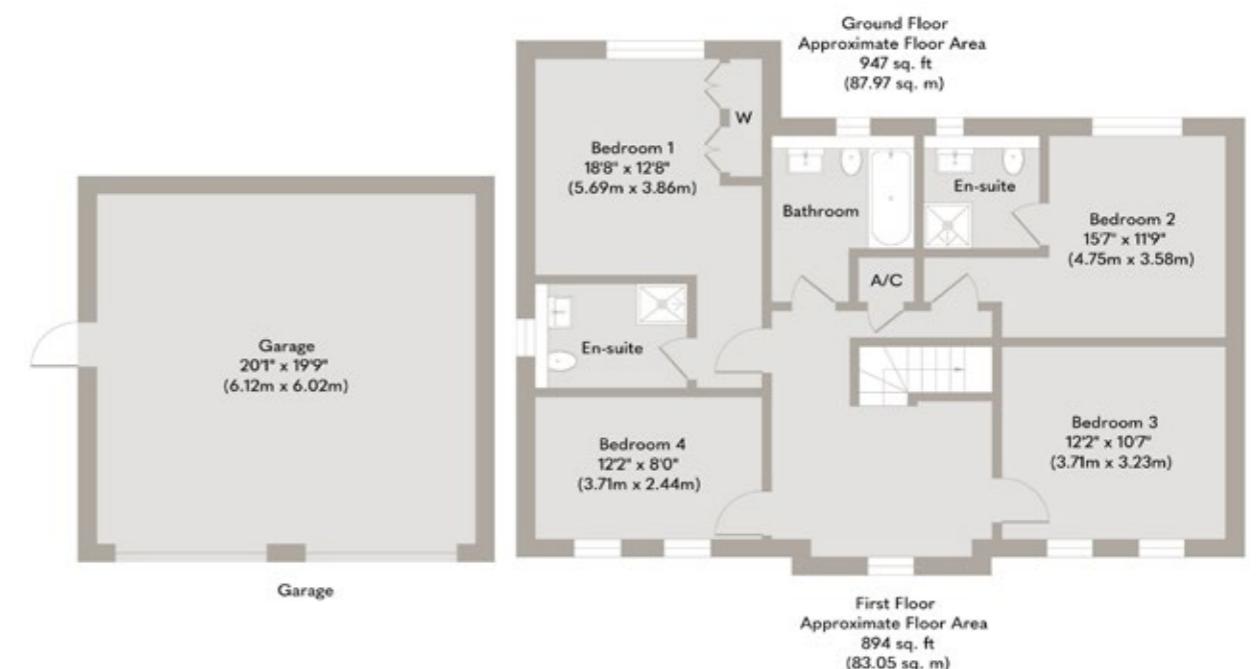
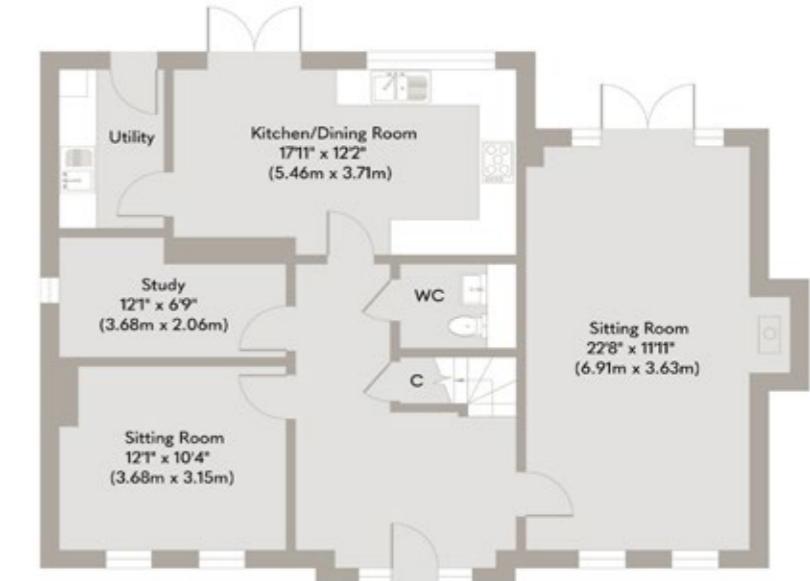
Upstairs, a light-filled galleried landing leads to four well-proportioned double bedrooms. The principal suite benefits from fitted wardrobes and an en-suite, complemented by a guest bedroom with en-suite and two further bedrooms served by a luxurious family bathroom.







Outside, the property enjoys low-maintenance gardens, a detached double garage and ample off-road parking. The rear garden features a sun terrace with pergola, ideal for entertaining, all within easy reach of the North Norfolk coastline.



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 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 savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. 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



"A distinguished double-fronted façade drawing inspiration from classic Georgian architecture"



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-9435-3016-5305-5292-3204

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: //stowing.regarding.balance

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SOWERBYS

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