

INTRODUCING

Kestrel Drive

Holt, Norfolk

SOWERBYS



INTRODUCING

Kestrel Drive

Holt, Norfolk
NR25 6GH

Detached House

Four Bedrooms

Overlooking Green Space

Contemporary and Modern Finishings

Ample Parking and Garage

Well-Manicured Garden

Sociable Reception Spaces

Utility Room

En-Suite Principal Bathroom

No Onward Chain





Designed with modern living in mind, this home offers spacious and flexible accommodation throughout, filled with natural light and a welcoming sense of space.

At the heart of the property is a sociable kitchen/dining room, perfect for entertaining and family life, complemented by a useful utility room. The generous sitting room and additional reception areas provide versatile options for relaxing or working from home.

Upstairs, there are four generously sized bedrooms, ideal for families, along with well-appointed bathrooms - including an en-suite to the principal bedroom.

Outside, the property boasts a well-manicured garden, creating an inviting space to enjoy the outdoors. To the front, there is parking for multiple cars and a garage, providing both convenience and practicality.

Available with no onward chain, this home in Holt presents a fantastic opportunity to move straight in and enjoy everything it has to offer with North Norfolk on your doorstep...

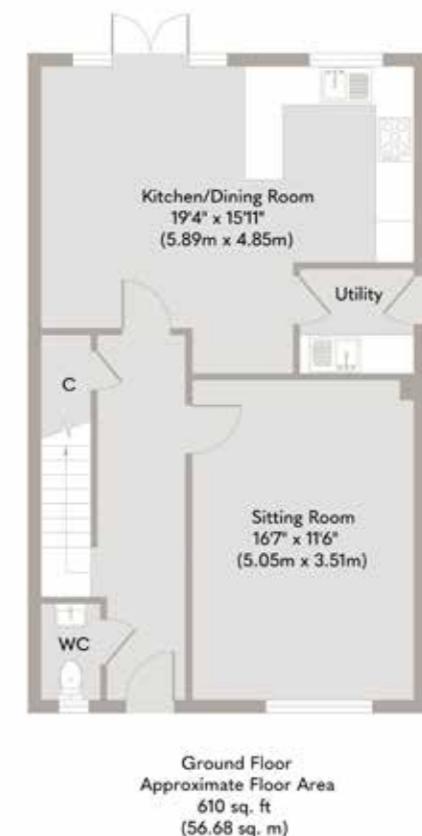




SOWERBYS

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.

Copyright V360 Ltd 2025 | www.houseviz.com



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



"Step outside onto the patio and enjoy a peaceful spot for morning coffee, summer dining, or simply unwinding in the fresh air."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 1500-0471-0632-4190-3423

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: //calculate.pastels.breakaway

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

