



Introducing
Neil Avenue, Holt

SOWERBYS

Upon entering the property, prospective tenants are welcomed into a spacious entrance hall, featuring a convenient cloakroom with wash basin and WC, which provides access to the ground floor accommodation. The modern fitted kitchen offers an excellent range of cupboard and worktop space, ideal for those looking to display their culinary skills. This flows seamlessly into an open-plan dining area, creating a versatile space for everyday living and entertaining.

Flooded with natural light, the cosy sitting room provides ample space for traditional furnishings and is further enhanced by a conservatory with French doors opening onto the private, enclosed rear garden.

Stairs from the entrance hall lead to the first-floor accommodation, comprising three bedrooms and the main bathroom.

The principal bedroom is a generous double room and benefits from a private en suite shower room with wash basin and WC. The second bedroom is also a well-proportioned double, while the third bedroom is a single room that could alternatively be used as a home office or study, ideal for remote working. Completing the first floor is the family bathroom, fitted with a shower, wash basin and WC.

Externally, Off street parking for one car adjacent to the house, in front of a detached garage which also offers space for a further one car. The enclosed rear garden features a generous patio area, complemented by established shrubbery beyond.

Available Now.

HOLT

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.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band C.

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.

LOCATION

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SOWERBYS

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