



THE STORY OF

1 Howson Avenue

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6FS

Popular Residential Setting in Holt

Detached Four-Bedroom Home

Spacious, Well-Proportioned Accommodation

Ideal Family or Second Home

Living Room with French Doors to Garden

Separate Study/Snug

Bright Triple-Aspect Kitchen/Dining Area

Principal Bedroom with En-Suite

Landscaped, Low-Maintenance Gardens

Garage and Ample Parking

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Beautifully presented throughout, the property enjoys well-proportioned, spacious rooms and a thoughtful layout. The formal living room provides an elegant yet welcoming space, with french doors opening directly onto the garden, allowing for plenty of natural light and easy indoor-outdoor living.

In addition, there is a separate ground floor reception room, perfectly suited as a home office, snug or playroom, offering flexibility to suit a variety of needs.

The kitchen dining room is particularly impressive - bright and spacious with triple-aspect windows and doors that create a wonderfully light environment. This sociable space is ideal for both everyday family life and entertaining.

Upstairs, the property offers four well-sized bedrooms, three of which are comfortable doubles. The principal bedroom benefits from its own en-suite shower room, while a further family bathroom serves the remaining bedrooms.

Outside, the landscaped gardens are attractively designed to be both private and low maintenance. A garage and ample off-road parking complete the property.

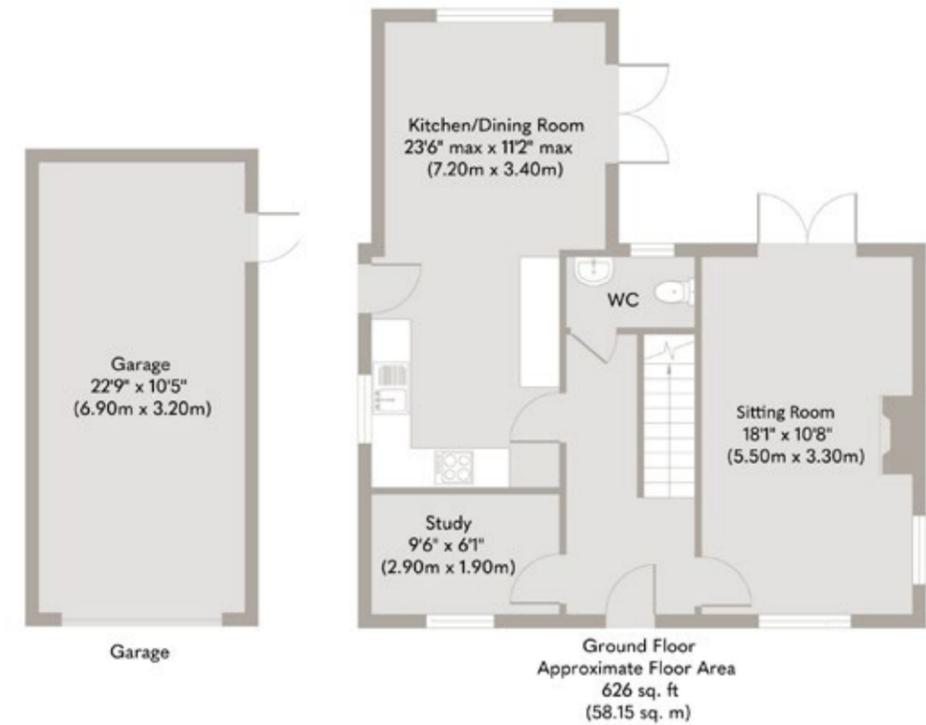
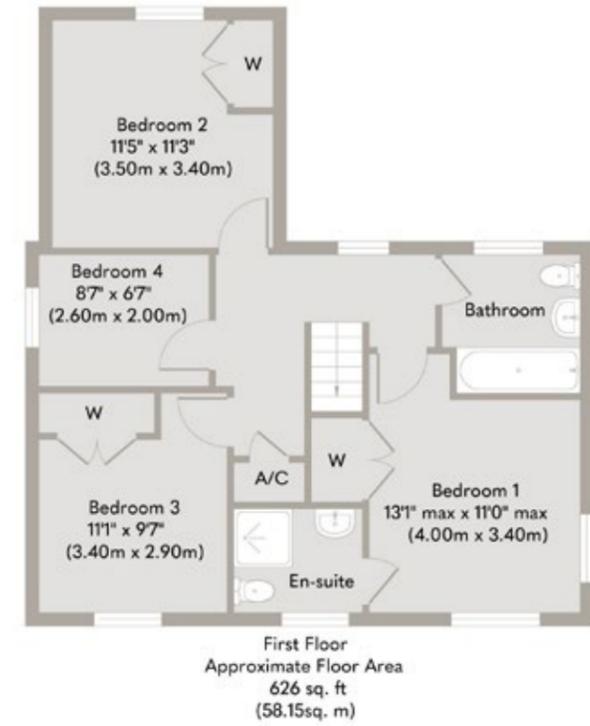
A superb opportunity to acquire a spacious and versatile home in one of North Norfolk's most desirable locations.





Spacious bedrooms offer comfort for family and guests alike.





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



Light and Airy Sitting Room

“A wonderfully light home designed for both everyday living and easy entertaining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.
The property also benefits from a EV charging point.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0667-3898-7271-2790-9691

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: ///drifters.nutty.bars

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SOWERBYS

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