



INTRODUCING

6 Pereers Close

Holt, Norfolk

SOWERBYS



THE STORY OF

6 Pereers Close

Holt, Norfolk
NR25 6JF

Detached Two-Bedroom Bungalow

Quiet Cul-de-Sac Location

Within Walking Distance of the Town Centre

Spacious Sitting/Dining Area

Two Generous Double Bedrooms

Garage with Potential for Conversion (STPP)

Scope for Modernisation and Improvement

Well-Appointed, Enclosed Garden

Driveway Parking for Two Vehicles

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The property offers well-proportioned accommodation, including a spacious lounge diner that provides an ideal setting for both relaxing and entertaining. There are two generous double bedrooms, along with a practical kitchen and bathroom arrangement.

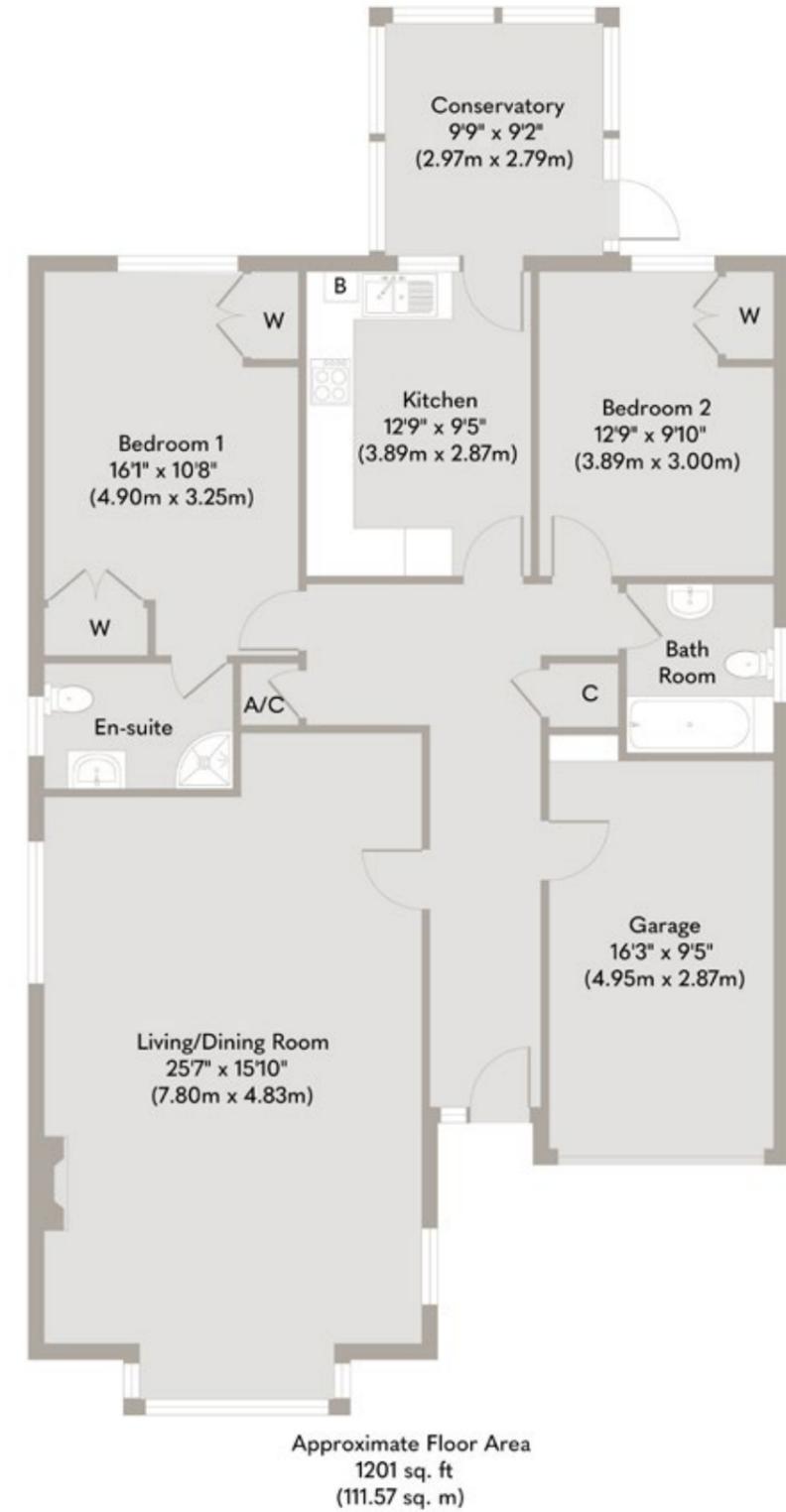
While the bungalow would benefit from improvement in places, it offers fantastic scope for buyers to modernise and personalise to their own taste.

A particularly appealing feature is the attached garage, which presents strong potential for conversion (subject to the necessary consents) into a third bedroom, home office, or additional living space, further enhancing the versatility of the home.

Externally, the property boasts a well-appointed garden, offering a pleasant outdoor space to enjoy, along with driveway parking for two vehicles.

With its desirable location, detached status, and clear potential for enhancement and extension, this property represents an exciting opportunity for downsizers in a prime residential setting.





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



Front Elevation

A property full of promise, ready to be shaped into something truly special.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///briefer.defrost.reception

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SOWERBYS

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