



THE STORY OF

75 Cromer Road

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6DY

Beautifully Modernised and Extended
Period Terraced Home

Light-Filled Sitting Room with
Bay Window and Shutters

Cosy Two-Sided Log Burner Connecting
Sitting and Dining Room

Open-Plan Kitchen and Dining Space

Bifold doors Opening onto the Rear Garden

Three Bedrooms Arranged Over
the First and Second Floors

Two Bathrooms, Including a Principal En-Suite

Beautifully Landscaped Rear Garden

Garden Studio/Home Office with Power

Driveway Parking for up Two Vehicles

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com

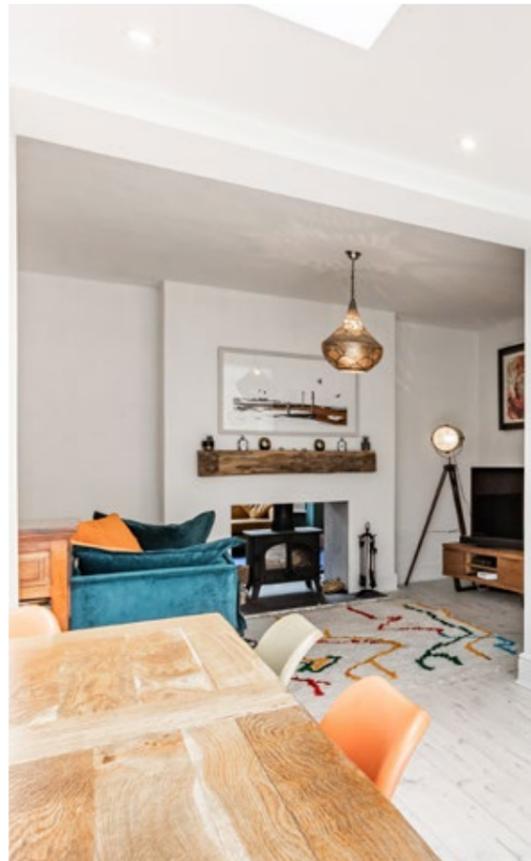
The welcoming formal sitting room is filled with natural light thanks to an elegant bay window fitted with attractive shutters. A cosy two-sided log burner creates a warm focal point and connects seamlessly through to the adjoining dining space.

To the rear of the property, the dining room and kitchen have been opened up to create a bright and sociable open-plan living area, ideal for both everyday family life and entertaining. Bifold doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow effortlessly together.

The bedroom accommodation is arranged over the first and second floors and comprises three well-proportioned bedrooms and two bathrooms, including a principal bedroom with en-suite.

Outside, the gardens have been beautifully landscaped to provide an attractive and private setting. At the rear of the garden there is a useful home office or studio, complete with power, making it an ideal workspace or creative retreat. To the front of the property, a driveway provides off-road parking for one to two vehicles.

A wonderful blend of period charm and modern convenience, this is a superb home in a desirable setting.





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of period charm and
modern convenience.





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 the Vendor



“We’ve loved the convenience of the town and surrounding beaches.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.
PV Solar panels.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8536-4827-2500-0001-9206.

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: ///contemplate.sketching.lobster

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

