



THE STORY OF

7 The Beeches

Holt, Norfolk

SOWERBYS



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7 The Beeches

Station Road, Holt,
Norfolk, NR25 6AU



Incredibly Well-Located Within Holt, Close
to the High Street and Public Transport

Over 60's Residence

Two Bedrooms, Two Bathrooms

Private South-East Facing Rear Garden

Single Garage with Resident and Visitor Parking



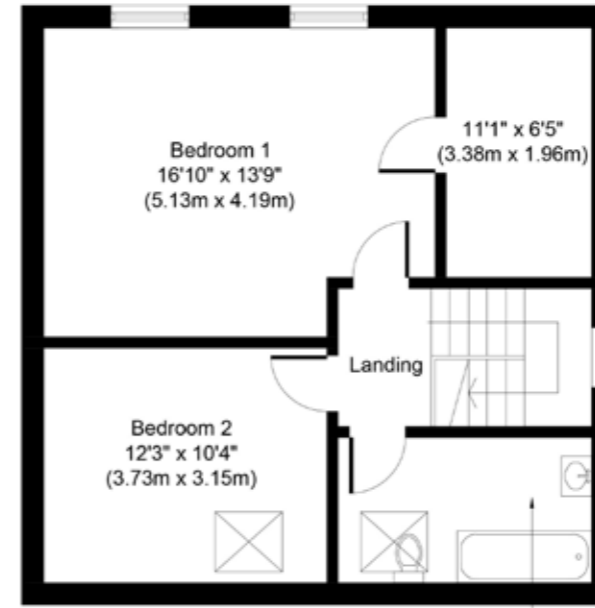
7 The Beeches is a beautifully kept over 60's residence, with a charming community set in the heart of Holt; an incredibly popular Georgian market town. There are many amenities within easy walking distance from The Beeches, such as bus stops, the high street with its many shops, chemists, opticians, and the wide selection of quintessential cafés and restaurants.

A wonderfully presented semi-detached property that showcases a brilliantly versatile layout. The property has a large living room with sliding doors that give access to the private, south-east facing rear garden. Alongside the kitchen and

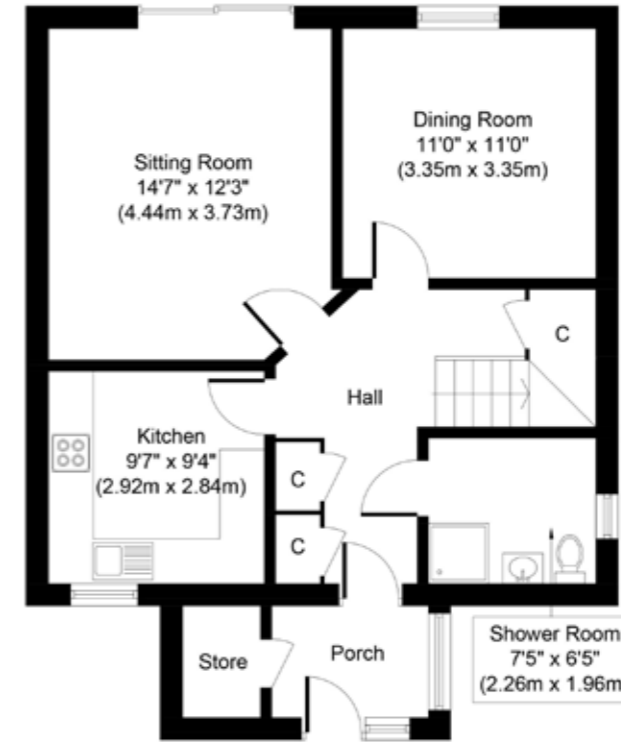
dining room this home boasts plenty of storage throughout with three cupboards on the ground floor, a large walk-in wardrobe in the principal bedroom which has the potential to be used as a home office if required. Additionally, there is a shower room on the ground floor and a bathroom on the first floor for added convenience.

Aside from the private rear garden, the communal grounds to the front of the property are shared amongst the residents; and present an attractive outlook from the kitchen window. A single garage, resident and visitor parking allow for ample parking at this property.

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



First Floor
Approximate Floor Area
590 Sq. ft.
(54.8 Sq. m.)



Ground Floor
Approximate Floor Area
653 Sq. ft.
(60.7 Sq. m.)

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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ALL THE REASONS



Holt

IN NORFOLK
IS THE PLACE TO CALL HOME



A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the

latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and



there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

Note from Sowerbys



7 The Beeches garden.

“A lovely private enclosed garden that has a wide selection of blossoms and shrubbery.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via storage heaters.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2478-0230-2597-7821

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

Leasehold.

LOCATION

What3words: ///example.swooned.prospers

AGENTS NOTE

Remaining years on lease 125 years from 1st July 1990.

Ground rent £1 per annum.

Service charges to be confirmed.

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



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