

THE STORY OF

# 5 Kestrel Drive

*Holt, Norfolk*

SOWERBYS



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THE STORY OF

# 5 Kestrel Drive

Holt, Norfolk,  
NR25 6GH

Greatly Situated Within the Development

Immaculately Presented, Modern Home

Two Bedrooms

En-Suite and Family Bathroom

Charming Garden

Off Road Parking for Two Cars

Walking Distance to the High Street

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“The living area is very cosy and has a lovely view of our garden, which isn’t overlooked by neighbouring houses.”

Pleasantly situated on the renowned development from the highly reputable Lovell Homes. This beautifully presented semi-detached home enjoys a stunning garden and an ideal location, just around the corner from the communal lawned areas.

The property itself is about a mile from the town centre, resulting in a pleasant walk or a short bike ride into town, whilst maintaining a distance to avoid the bustle of Holt during peak times. Holt holds some fantastic amenities, be it the quirky and essential shops, independent bars and cafés, or to enjoy the period and local history that makes

Holt just so special.

5 Kestrel Drive is a two-bedroom home which has been thoroughly loved by our sellers, as can be seen from the immaculate presentation. As expected from a home only a few years old the kitchen is of modern design, but also enjoys a space by the window for a charming place to sit and enjoy a morning coffee whilst watching the world go by. The living room continues the theme of a bright and airy home, and the benefit of double doors to the rear lawn really orientate the property to its wonderful garden.









From the top of the stairs, we have the family bathroom and two good size bedrooms. The principal bedroom enjoys an en-suite shower room, which is the perfect luxury for retaining privacy when guests visit. Again, this property sits very well and still holds a great sense of light and freshness upstairs, as well as throughout the ground floor.

Through the patio doors, we have a well-maintained lawned garden, which offers a superb opportunity for any active young families or keen gardeners, but it currently holds a low-maintenance aspect which pairs well with busy family life. There is off road parking for two cars and plenty of on road availability for visitors.

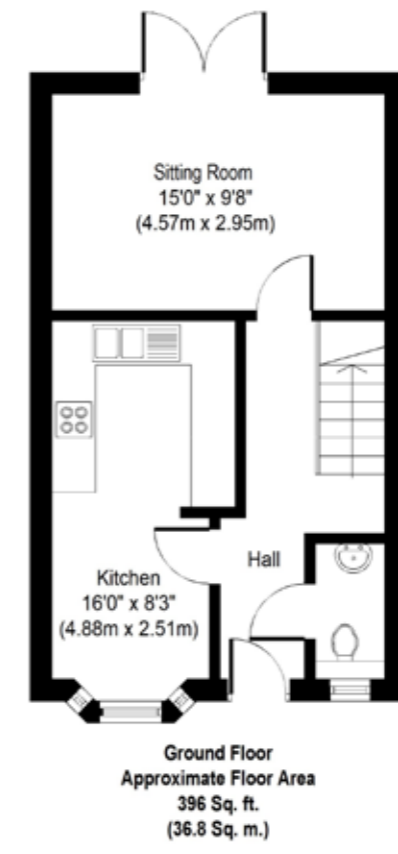
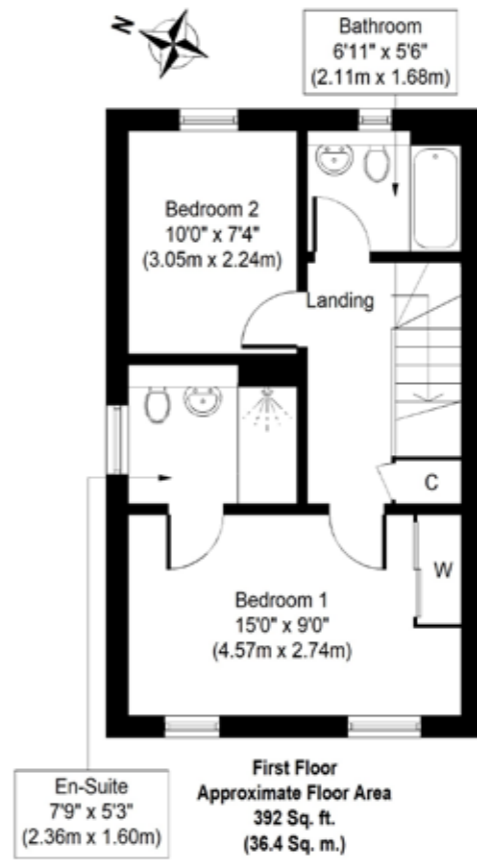
If you are searching for a low maintenance property with the peace of mind of a modern home, 5 Kestrel Drive caters terrifically to any family wishing to enjoy it as a home, or a home from home.







“We really like being so close to Holt town centre, there’s so many interesting places to visit.”



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 the Vendor



Cromer Beach

“We’ve loved being closer to the sea and the woodlands.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 6339-3137-8000-0319-4206

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: ///equity.soldiers.dirt

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# SOWERBYS



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