



THE STORY OF

Shaldon

Holt, Norfolk

SOWERBYS



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Shaldon

Kerridge Way, Holt,
Norfolk, NR25 6DN



Perfectly Located in the Centre of Holt

Adaptable Layout which can Cater as an Annexe

Detached Bungalow Over 2,000 ft

Up to 5 bedrooms, Two Bathrooms and a Beautiful Garden

Off Road Parking for a Handful of Cars



Kerridge Way is perfectly located within the historic Georgian market town of Holt. With transport links on your doorstep, Budgens supermarket just around the corner and only some 300yards from the high street as you wander through the beautifully presented Appleyard shopping centre to find the centre of this incredibly vibrant and popular town.

to use part of its design as a self-contained annexe. This charming home could cater for up to four bedrooms comfortably, with potential for a fifth at the cost of the existing dining room, with a brilliantly large living room as the main hub of the home for the family to congregate. Spanning over 2,000ft, the layout provides plenty of options for Shaldon to adapt to your family dynamic.

Shaldon is a highly versatile detached bungalow that holds incredible potential

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Should you decide to designate a section of this residence as an annexe, you'll discover a spacious one bedroom room complete with a living room, kitchen, and a shower room. This proposed arrangement would allow for two to three bedrooms in the main part of the home, connected by an integrated door to maintain seamless access between the two potential living areas.

There is plenty of parking to the front, on the gravelled driveway, where you could comfortably hold a handful of cars. The garden to the rear is beautifully presented, mainly laid to lawn, and presents a wonderful opportunity for the keen gardener to enjoy and develop, or to remain as the relatively low-maintenance space it is today.



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.



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



“We would describe our home as spacious, convenient and homely.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 3900-7162-0322-9008-1423

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

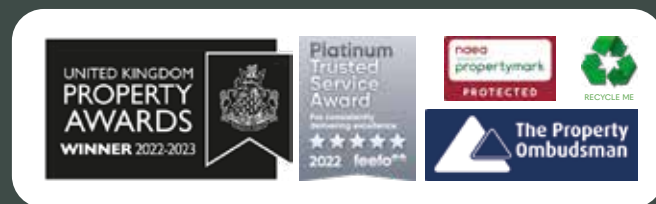
Freehold.

LOCATION

What3words: ///driftwood.wacky.nights

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