



THE STORY OF

# 1 Wren Drive

*Holt, Norfolk*

SOWERBYS



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# 1 Wren Drive

Holt, Norfolk  
NR25 6GF

Very Attractive Modern Build  
Built by Highly Reputable Lovell Homes  
Walking Distance to the Centre of Holt  
Around Four Miles to the Coast  
Has Served Brilliantly as an Investment  
Three Bedrooms  
Two Bathrooms  
Off-Road Parking and Garage

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“A very warm and light home with a lovely kitchen.”

Located off the town centre, on a relatively new development which was finished around four years ago by the highly reputable Lovell Homes, this semi-detached property is beautiful inside and out.

Sitting incredibly well within the site, its position allows quick access to the A148 for any commutes, family or friend visits - or even day trips to the coast, the nearest of which is only four miles away.

1 Wren Drive is a thought-out, well-

equipped property with three great bedrooms and a family bathroom - all found on the top floor. The principal bedroom has the benefit of an en-suite, adding an extra level of privacy for its occupants.

The ground floor has optimised usable space allowing a dining area in the kitchen, which enjoys views and access to the rear garden, and a living room which sits just across the entrance hall from an always useful W/C.













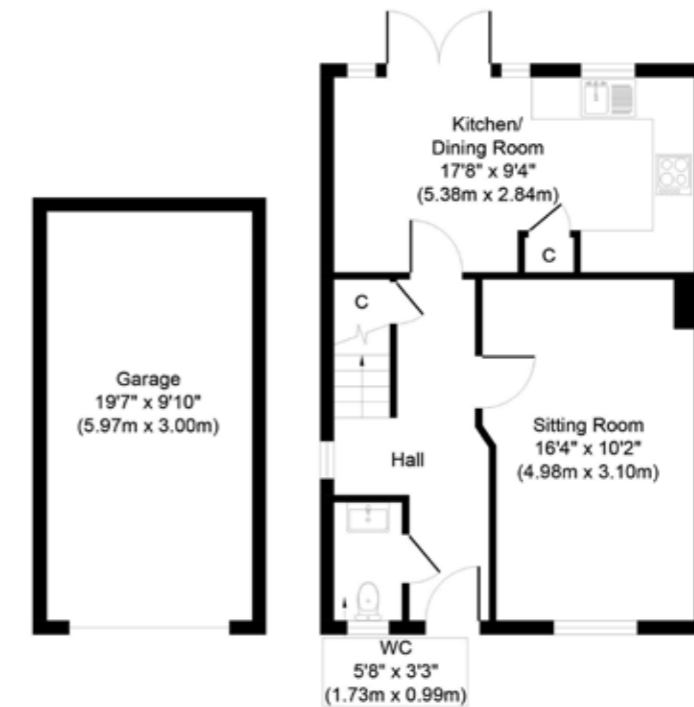
The rear garden is a great size, which balances perfectly with the dimensions of the property. It is relatively low maintenance, but could still easily become a busy spot for the keen gardener or active young families alike. The benefit of off-road parking and a garage is also a key feature which not many properties of this size enjoy, on this development.



This home has served incredibly well as a long-term rental, and is currently tenanted. This property would greatly suit a young family to call their home, but equally serves perfectly well as an investment or second home. The tenants here have found permanent residence within the town, having fallen in love with this area, which means someone else may discover the homely feel of 1 Wren Drive...



**First Floor**  
Approximate Floor Area  
**449 sq. ft**  
(41.71 sq. m)



**Garage**  
Approximate Floor Area  
**193 sq. ft**  
(17.93 sq. m)

**Ground Floor**  
Approximate Floor Area  
**449 sq. ft**  
(41.71 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.



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



“From here, it's such an easy walk into the centre of Holt to discover all of its great shops.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 1039-3232-8009-0042-3202

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: ///workloads.actor.taster

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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