



THE STORY OF

7 Newell Close

Holt, Norfolk

SOWERBYS



S

7 Newell Close

Holt, Norfolk
NR25 6FR



Perfectly Located Near Gresham's School
Built by the Reputable Hopkins Homes in 2017
Immaculately Presented
Three Beds



Welcome to Newell Close, a modern gem nestled in the heart of Holt. Built by Hopkins Homes in 2017, this end-of-terrace property offers contemporary living at its finest, whilst retaining a highly desired position on the doorstep of Gresham's Schools, and walking distance to the centre of Holt.

Step inside to discover a thoughtfully designed interior featuring three bedrooms, perfect for families or those seeking extra space for guests or home offices. The open-plan layout creates a seamless flow between the living,

dining, and kitchen areas, ideal for both relaxation and entertaining. Outside, a private garden awaits, providing a tranquil retreat for outdoor enjoyment with easy maintenance at the forefront of its design.

Situated in a sought-after location close to Holt's amenities, shops, and schools, 7 Newell Close offers the perfect blend of convenience and comfort for modern living. Don't miss your chance to make this stylish property your home – schedule a viewing today and experience the best of Holt living at 7 Newell Close.

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



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 Sowerbys



“A private garden awaits, providing a tranquil retreat for outdoor enjoyment with easy maintenance at the forefront of its design.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 0348-7972-7340-5343-3904

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: ///stirs.evoked.opts

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL