



THE STORY OF

1 Laurel Drive

Holt, Norfolk

SOWERBYS



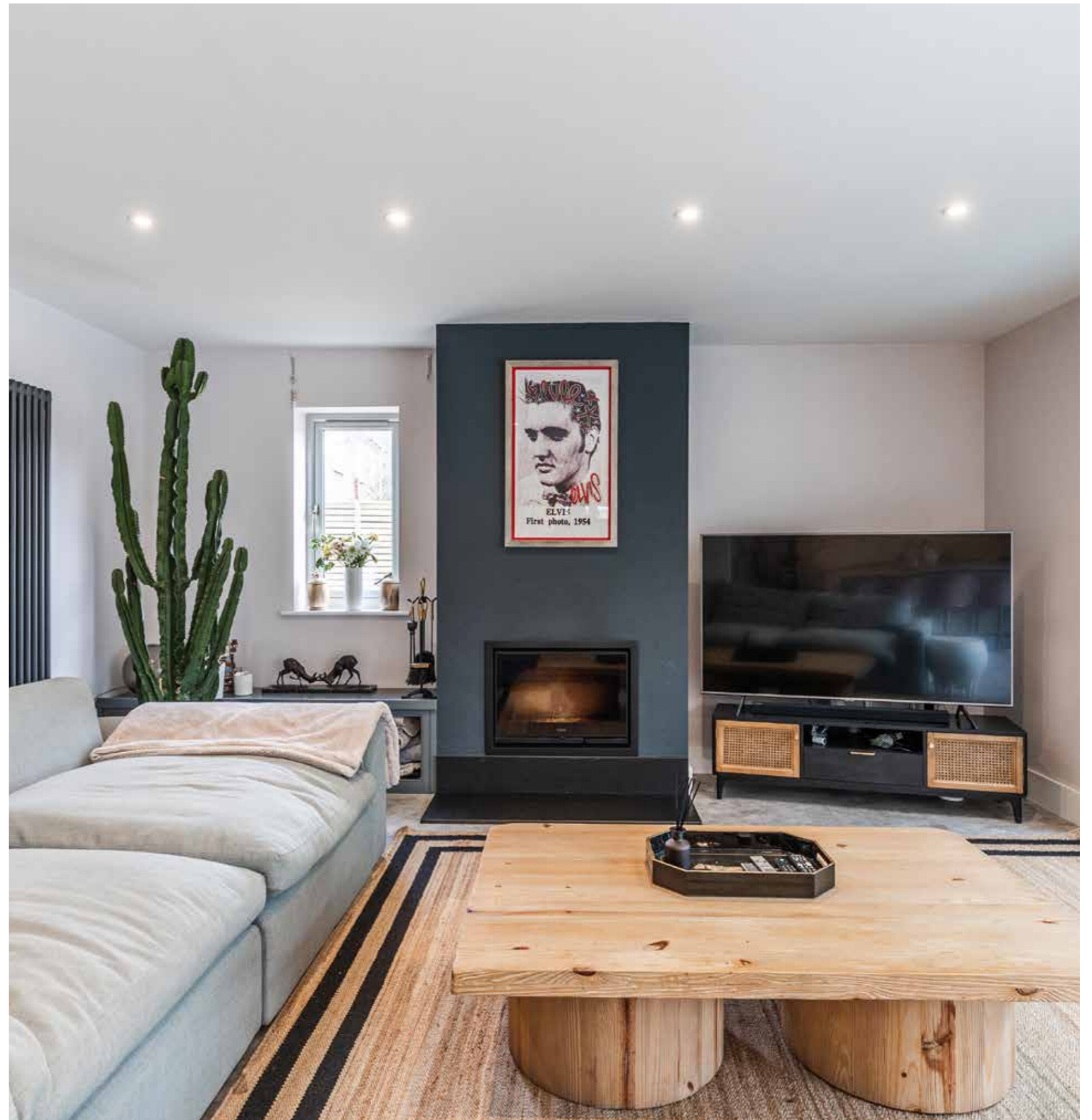
THE STORY OF

1 Laurel Drive

Holt, Norfolk
NR25 6JR

Spectacular, Contemporary Residence
Accommodation of Around 2300 Sq. Ft.
Extensively Re-Modelled and Renovated
Magnificent Open-Plan Living Space
Splendid Boot Room, Kitchen and Bathroom
Exquisite Interior Design
Impressive and High-Specification
Beautifully Landscaped Grounds
Discreet and Private Setting
Short Walk to Gresham's School and Town

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Contemporary style, elegance and efficiency come together with a prime residential location just off the town centre to provide a distinguished and impressive home.

This opulent property combines spacious and versatile interiors with cutting edge style and luxury. With approximately 2300 sq. ft. of accommodation, it's ideally located a short walk from Holt's thriving town centre and the prestigious Gresham's school, it boasts the ability to perfectly accompany the ever-changing demands of modern-day family life.

Extensively remodelled, renovated and extended by the present owners, this fine home is ready to enjoy. A spacious hall offers open vistas through the living area and right through to the garden to create an immense feeling of light and space. A wonderful Oak staircase rises elegantly to the first-floor whilst a door from the hall leads through to a comprehensive boot room and cloaks area.

A light filled sitting room enjoys a dual aspect whilst an inset wood burning stove creates a homely and intimate environment. Off the sitting room and open plan is a splendid kitchen fitted by Kitchens ETC with natural wood cabinetry capped in stylish stone worktops and featuring a highly sociable breakfast bar peninsular.

Oversized sliding doors off the sitting room further extend the living space through to a stunning garden/lifestyle room. Heavily glazed on three sides with wide sliding doors to the rear terrace and four glazed roof lanterns this immense room provides a seamless connection to south facing landscaped gardens.

Combining the kitchen, sitting room and newly constructed garden/lifestyle room this great home offers fantastic entertaining opportunities whilst being practical, homely and highly versatile.

A complete utility/laundry room perfectly complements the house and is ideal for a busy family lifestyle and incorporates a range of bespoke cabinets, space and plumbing for laundry appliances, sink, extensive storage options and even a customised dog shower/washer.



Rising to the first floor you will find three balanced and well-proportioned bedrooms. Notably, the principal bedroom enjoys a sunny, dual-aspect along with extensive fitted furniture, a dressing room and an exquisite en-suite shower room.



A luxurious family bathroom oozes style and functionality along with a freestanding bath and walk-in shower area.



The refined design and style continue to the gardens of 1 Laurel Drive with a fresh, newly landscaping program. The frontage is fully enclosed and accessed via electric sliding gates that open to reveal extensive off-road parking and storage options.

A detached home office/studio provides flexible ancillary space to the main building and is fully insulated and fitted with power, lighting and heating. A paved front terrace and pathway provide access to all areas and the boundaries are enclosed by high, perimeter fencing.



The rear garden basks in a sunny Southerly aspect and has been extensively landscaped and expertly designed to provide a balance of refined entertaining space and functional family outside areas. A vast paved sun terrace extends out into the garden to provide ample dining areas whilst being sheltered and screened by Siberian Larch panels and raised soft beds.

A lawn and play area is set to one side and the garden is fully enclosed by perimeter fencing.





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.

Holt

A STRONG SENSE OF COMMUNITY AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

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



Note from the Vendor



“The house is so spacious and bright downstairs - it's the perfect house for both entertaining and family life.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 0370-2960-9060-2579-5755

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: ///surcharge.sand.masterpiece

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SOWERBYS

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for the homeless

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