



THE STORY OF

# 3 Pereers Close

*Holt, Norfolk*

SOWERBYS





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# 3 Pereers Close

Holt, Norfolk  
NR25 6JF

Superbly Presented Bungalow

Three Double Bedrooms

Open-Plan Living Options

Short Walk to Town Centre

Wealth of Amenities on the Doorstep

Fully Renovated Throughout

Off Road Parking and Garage

Low Maintenance Home

SOWERBYS HOLT OFFICE

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“...wonderfully sociable yet still remarkably homely and embracing.”

Having undergone an extensive renovation under the current ownership, this impressive property boasts all the refined character and personality of a noteworthy home whilst benefiting from the convenience and desirability of a low maintenance bungalow just a short stroll from Holt town centre.

An attractive tiled entrance hall enjoys more light than one would expect from a bungalow and gives direct access to all

accommodation. The primary reception is a stunning open-plan lifestyle room; wonderfully sociable yet still remarkably homely and embracing. The solid timber topped kitchen easily houses a large breakfast bar/island and benefits from an integral dishwasher and washing machine. The kitchen leads to the sitting/dining area with a wood-burning stove within an attractive fireplace and also a set of double doors lead directly to the garden.





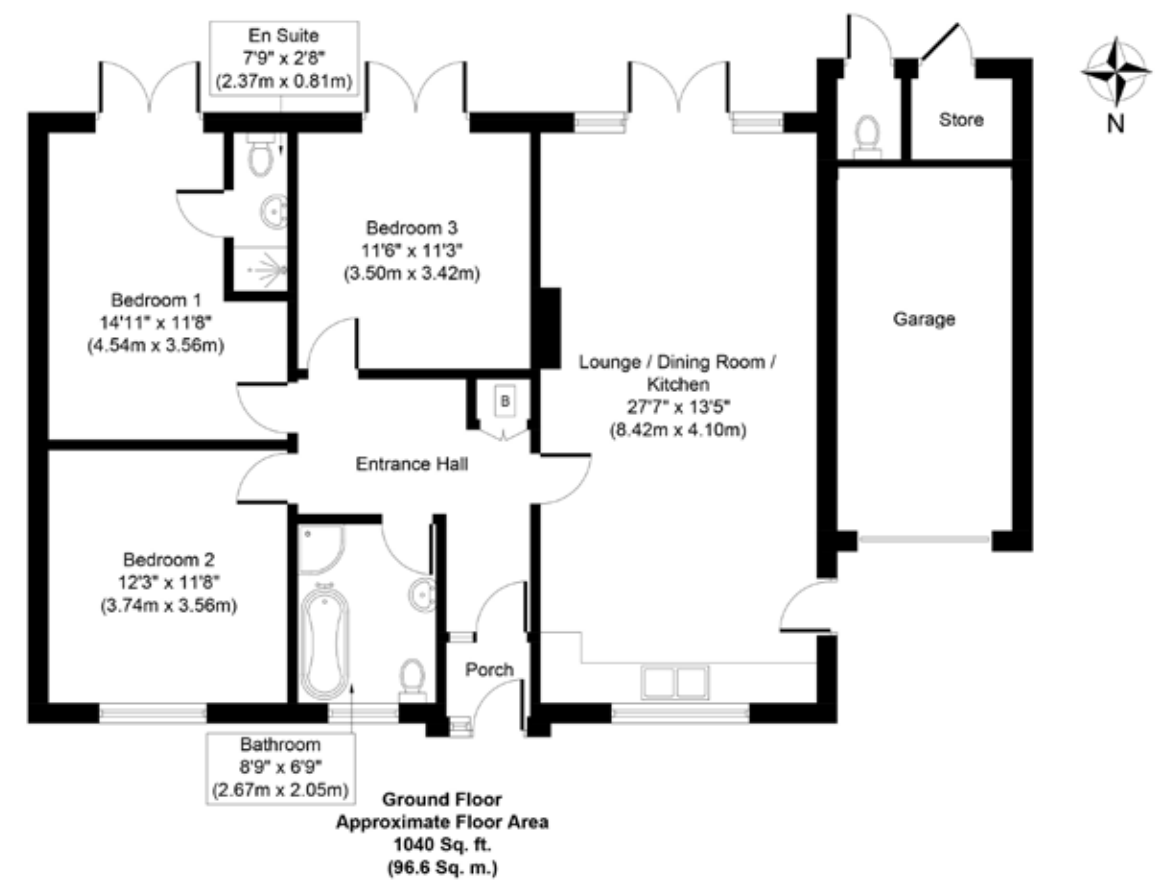


Elsewhere, excellent versatility is provided by three generous bedrooms. The principal bedroom features a well-appointed shower room en-suite as well as yet more direct access to the rear garden. The two further bedrooms are ample size to double up as snug/studies and both are served by the lavishly appointed family bathroom. The property has the potential to be extended into the garage and/or the potential to create a separate annexe as there is heating, electric and plumbing in place.

In addition to the generous frontage, providing ample off road parking and access to the garage, the sprawling plot also boasts a sizeable rear garden with a gravelled sun terrace and an array of fruit trees which include apple, pear, plum, damson and cherry. This leads to the well-tended lawn interspersed with mature trees and a meandering pathway leading to yet another seating area.







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



Byfords deli and café.

"Holt High Street is going from strength to strength."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and gas. Septic tank drainage and gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 8720-7823-7300-8058-9202

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.

# SOWERBYS



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