



THE STORY OF

1 Arkell Avenue

Holt, Norfolk

SOWERBYS



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1 Arkell Avenue

Holt, Norfolk
NR25 6FQ

Prime Location Near Holt Town
Centre and Gresham's School

Short Drive to North Norfolk Coast
Including Blakeney and Cley

Three Bedrooms Plus Study/
Fourth Bedroom Option

Spacious Kitchen/Diner
Opening onto the Garden

En-Suite Principal Bedroom
with Built-In Wardrobes

Private Rear Garden with Lawn
and Sun-Trap Patio

Double Car Port and Outdoor Storage

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Perfectly positioned on a quiet residential road just moments from the centre of the popular Georgian market town of Holt, 1 Arkell Avenue offers the ideal blend of convenience and coastal enjoyment. With an array of independent shops, cafés, and essential amenities close by, the property also lies within easy reach of the renowned Gresham's School.

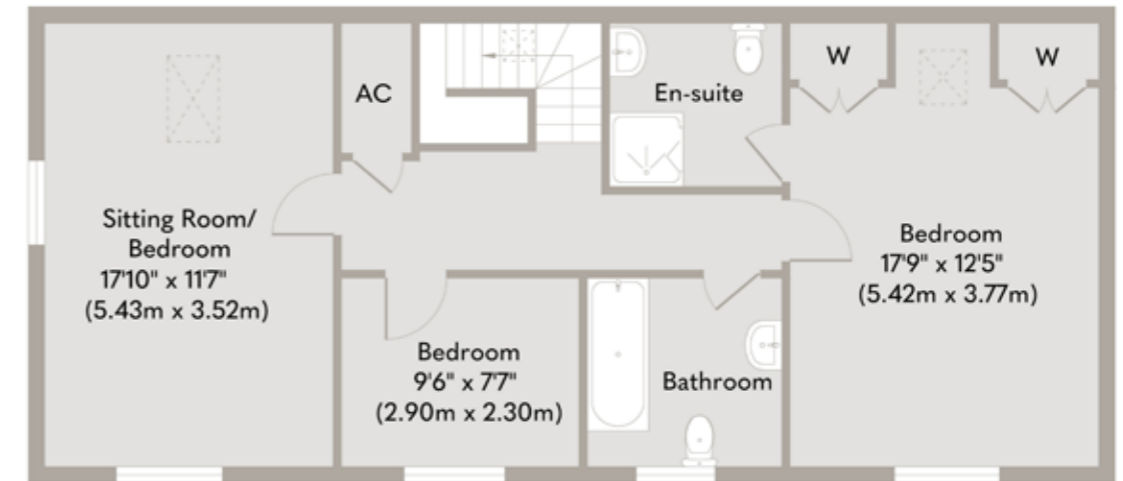
For lovers of the outdoors, the beautiful North Norfolk coastline - including the popular coastal villages of Blakeney and Cley - is only a short drive away, offering endless opportunities for walking, birdwatching, and days by the sea.

The property itself is immaculately presented and thoughtfully arranged over two floors. The ground floor features a bright and spacious kitchen/diner with double doors opening onto the garden - perfect for indoor-outdoor living - as well as a versatile study or fourth bedroom and a WC. Upstairs, there are three well-proportioned bedrooms, including a generous principal suite with en-suite bathroom and built-in wardrobes, plus a modern family bathroom, all accessed from a central landing.

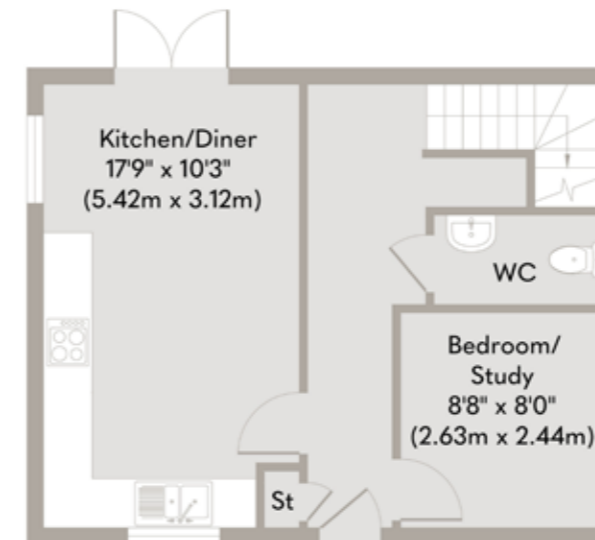
Outside, the rear garden is a sunny and private space, ideal for both relaxing and entertaining, with a lawned area and a patio which catches the sun throughout the day. To the side of the property, a generous car port provides sheltered parking for two vehicles and useful outdoor storage.

With its turnkey condition, practical layout, and peaceful yet central location, 1 Arkell Avenue is a perfect home for families, those downsizing, or anybody seeking a stylish retreat moments from the coast.





First Floor
Approximate Floor Area
752 sq. ft
(69.84 sq. m)



Ground Floor
Approximate Floor Area
397 sq. ft
(36.89 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.

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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



Holt has a rich and storied history.

“We’ve loved how much quiet history is tucked into Holt, which was rebuilt after a huge fire in 1708 destroying most buildings in just a few hours.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8318-7830-6789-3042-2996

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: ///grand.yachting.shopping

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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