



THE STORY OF

# 10 Magpie Close

*Holt, Norfolk*

SOWERBYS





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# 10 Magpie Close

Holt, Norfolk  
NR25 6GB

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Detached House

Five Bedrooms

Three Bathrooms and Cloakroom

Three Storey Accommodation

Double Garage

Field Views

Morton Conservatory

High Standard of Finish Throughout

Parking for Four Cars

Edge of Town Location

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Situated on the edge of Holt's charming town centre, this impressive newly built five-bedroom residence offers modern living across three spacious floors. With uninterrupted views over open fields to the rear, this home beautifully combines thoughtful design with high-quality finishes throughout.

Step inside and you're greeted by a bright, open-plan living space that immediately feels welcoming - perfect for both everyday living and hosting friends and family. The room flows effortlessly into a recently added Morton conservatory, currently set up as a stylish dining area. Bathed in natural light, this space is ideal for relaxed weekend brunches and evening meals with a view of the garden.

To the right of the living room, the layout opens into a modern, well-presented kitchen. With generous worktop space and plenty of natural light, it's a practical yet inviting hub of the home, just right for everything from morning coffee routines to preparing meals while still feeling connected to the rest of the house. A separate snug offers a cosy retreat, ideal for quiet evenings or flexible use as a home office or playroom.

Each of the five bedrooms is generously proportioned, with those at the rear benefitting from picturesque views over the landscaped garden and fields beyond. The home has been completed to a high, modern standard, offering stylish yet practical family living.

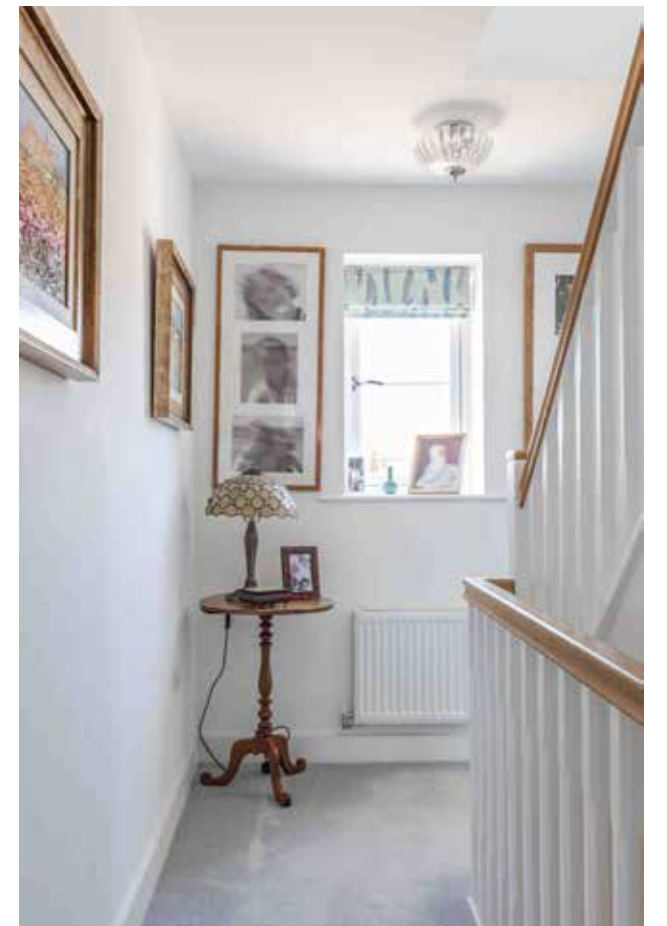
Outside, the landscaped garden is a true haven, designed for ease of maintenance while offering multiple seating areas for outdoor dining or enjoying the peaceful surroundings. To the front, there is parking for up to four vehicles in addition to a double garage, providing ample space for family and guests alike.

10 Magpie Close is a standout property offering the perfect blend of countryside charm and contemporary comfort, all within easy reach of Holt's shops, cafes, and schools.





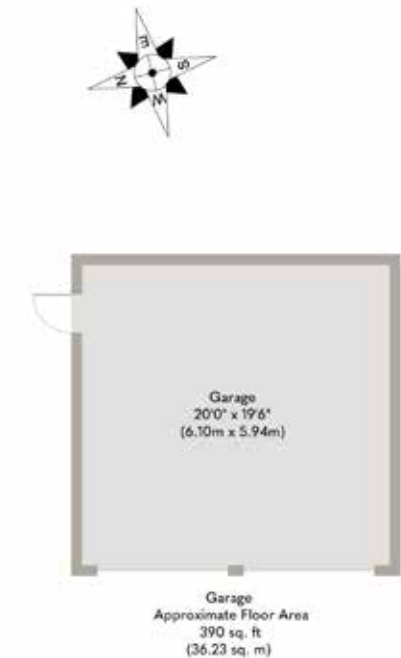
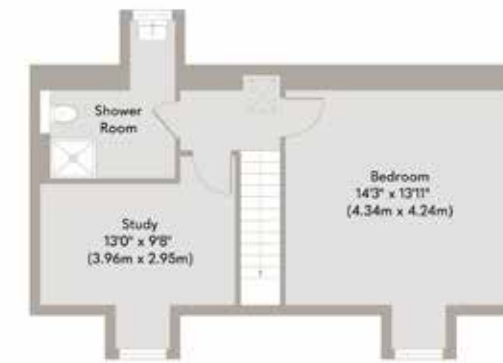












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 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 savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. 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 Sowerbys



“The landscaped garden is a true haven, designed for ease of maintenance while offering multiple seating areas for outdoor dining.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref: 0067-3832-7773-9521-6335

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: ///afternoon.pint.tickets

## AGENT'S NOTE

The property has a ground maintenance service charge of £120pa.

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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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