



THE STORY OF

9 Newell Close

Holt, Norfolk

SOWERBYS



THE STORY OF

9 Newell Close

Holt, Norfolk
NR25 6FR

Prime Location, Moments from
Holt and Gresham's School

Crafted In 2017 By Acclaimed
Builder, Hopkins Homes

Elegant Mid-Terrace Residence
with Contemporary Appeal

Three Generous Bedrooms, Including
a Refined Principal Suite

Seamless Open-Plan Living for Modern Lifestyles

Sleek, Integrated Kitchen with Quality Finishes

Immaculate Interiors, Presented
to a High Standard

Landscaped Private Garden,
Perfect for Entertaining

Dedicated Off-Road Parking Included

An Exceptional Offering in the
Heart of North Norfolk

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



Situated within easy reach of Holt's vibrant town centre and the esteemed Gresham's School, this exceptional mid-terrace residence exemplifies contemporary living in a location of enduring appeal. Constructed in 2017 by the renowned Hopkins Homes, the property showcases an elegant blend of traditional architectural styling with refined modern interiors.

The ground floor is centred around a beautifully conceived open-plan living space, where the kitchen, dining, and sitting areas flow effortlessly to create a versatile environment, ideal for both day-to-day living and refined entertaining. The kitchen is thoughtfully designed, featuring quality cabinetry, integrated appliances, and a sleek finish. French doors extend the living space into a private, low-maintenance garden – perfect for al fresco gatherings.

Upstairs, three generously proportioned bedrooms provide flexibility for families, professionals, or those seeking space to work from home. The principal bedroom benefits from bespoke fitted wardrobes, while the remaining rooms are served by a stylish, contemporary family bathroom.

Outside, the private rear garden offers a peaceful retreat, thoughtfully landscaped for ease and enjoyment. Allocated off-road parking enhances the practicality of this modern home.

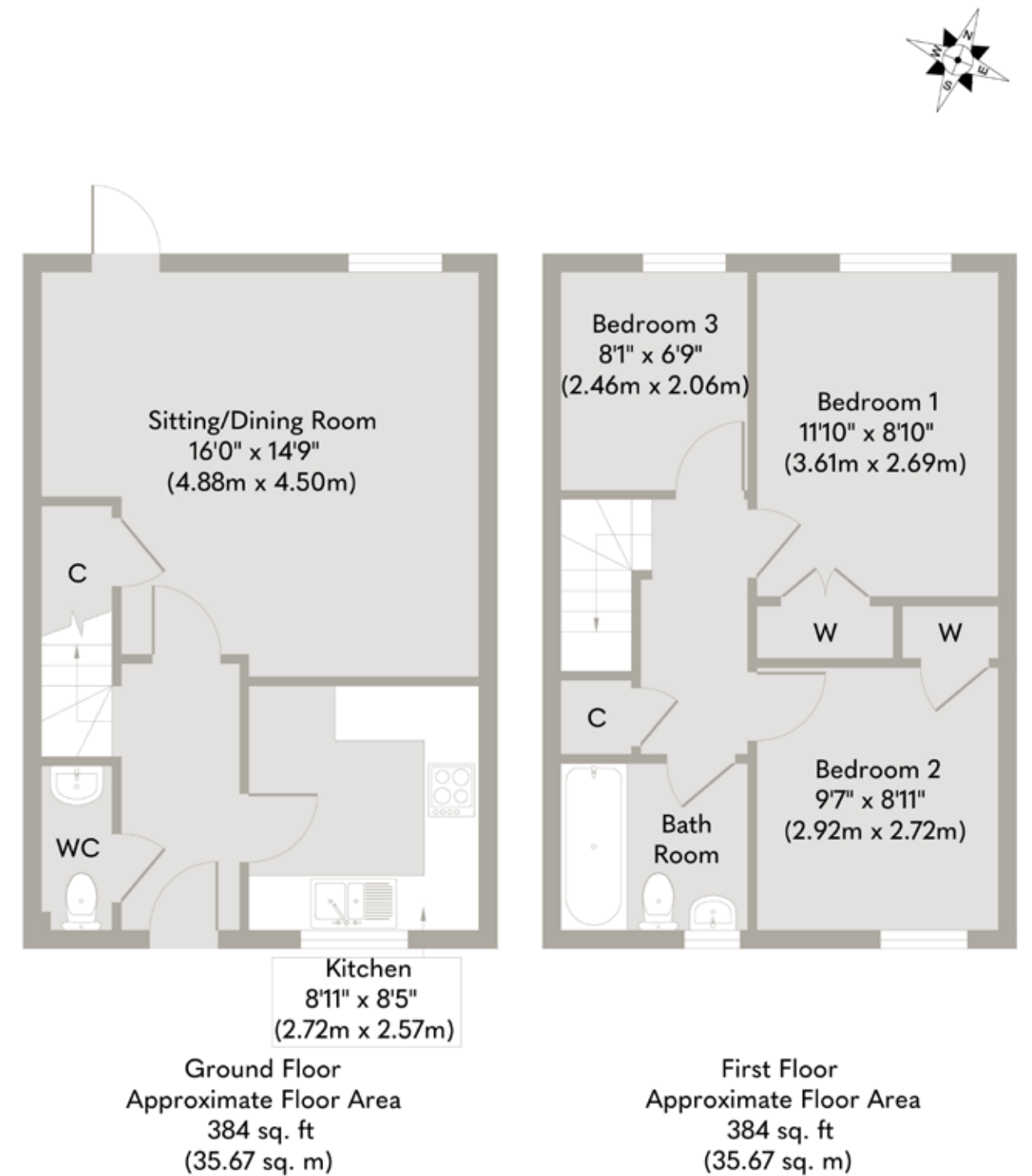
Discreetly positioned yet effortlessly connected to Holt's rich blend of independent shops, eateries, and cultural attractions, this beautifully maintained property presents a rare opportunity to acquire a turnkey home in a highly regarded setting. Whether as a primary residence, a stylish second home, or an investment in a flourishing market town, this is a home of enduring quality and comfort.





In three words, our home is: welcoming, coastal, peaceful.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

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 the Vendor



“Living here brought us closer to the outdoors. We wanted better access to the coast, and this location has been perfect for that.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8463-7430-5539-9490-3992

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: ///vase.output.nanny

AGENTS NOTE

There is an annual estate maintenance charge of two hundred pounds, payable in January, which contributes to the upkeep of the communal areas within the development.

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

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.



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

