

A photograph of a front door set in a red brick wall. The door is dark blue with two vertical glass panels featuring a patterned design. It has a silver handle and a mail slot. The door is framed by white pilasters and a lintel. Above the door, a large white letter 'S' is superimposed. To the left, a black lattice trellis is covered in green vines. To the right, there's a black mailbox and a house number '10'. A stone path leads to the door, flanked by greenery and a small bush.

S

THE STORY OF

10 Newell Close

Holt, Norfolk

SOWERBYS



THE STORY OF

10 Newell Close

Holt, Norfolk
NR25 6FR

Link Detached Family Home

Garage

Orangery Extension with Underfloor Heating

Landscaped Garden

Three Generous Bedrooms

Kitchen/Dining room

Tree Lined Outlook to Rear

Ample Parking

Desirable Development

Walking Distance to Gresham's School

SOWERBYS HOLT OFFICE

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Lovingly maintained by its current owners, this property offers bright, airy living accommodation that flows effortlessly between sociable and versatile spaces - ideal for modern family life.

The ground floor features well-presented reception areas, enhanced by a natural sense of light and openness. A particular highlight is the impressive orangery at the rear, featuring bi-fold doors that open seamlessly onto the rear garden. This versatile space can be used as a dining area, family room, or a peaceful retreat overlooking the garden.

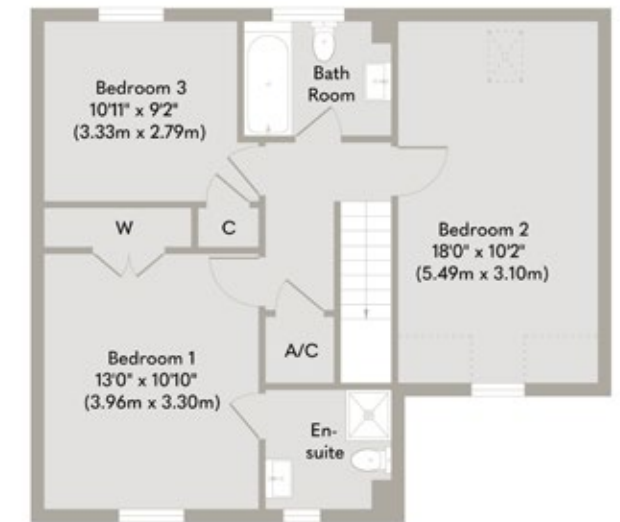
Upstairs, there are three generously sized bedrooms, complemented by a modern family bathroom. The principal bedroom benefits from an en-suite shower room. Outside, the landscaped gardens enjoy a delightful tree-lined outlook, creating a private and tranquil setting. The property also benefits from a covered parking area and garage, offering excellent storage and convenience.

This is a beautifully kept, welcoming home in a desirable location - ready to move straight into and enjoy.

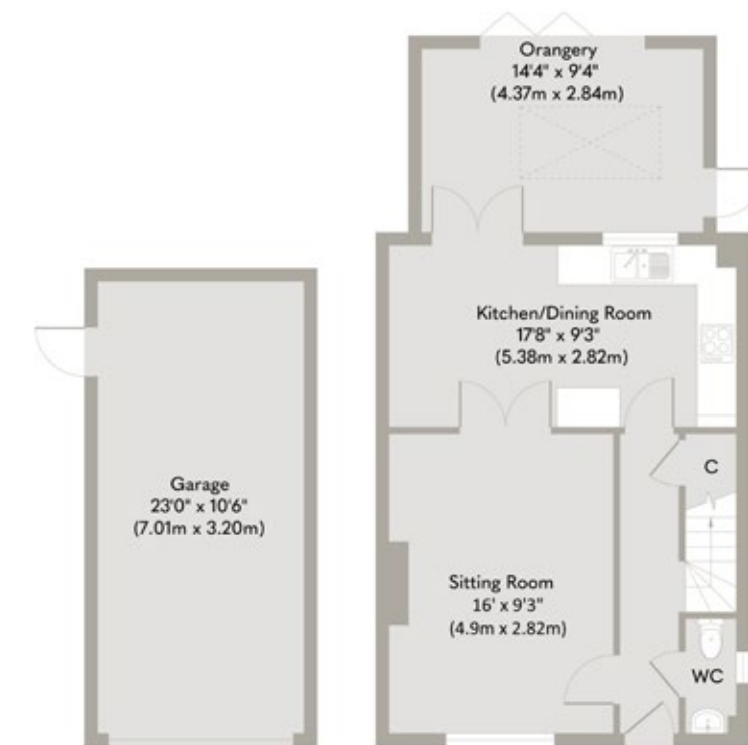


Bright, airy living accommodation that flows effortlessly between sociable and versatile spaces.





First Floor
Approximate Floor Area
632 sq. ft
(58.72 sq. m)



Garage

Ground Floor
Approximate Floor Area
582 sq. ft
(54.07 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 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



Rear Garden

“An impressive orangery to the rear... a dining area, family room, or peaceful retreat overlooking the garden.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. EV charging point.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref: 8718-7939-5520-7587-5922

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: ///summaries.streetcar.typist

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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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