



THE STORY OF

25 John Allison Avenue

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6FW

Modern Mid Terraced Property

Quiet Location

Flexible Accommodation

Rear Garden

Allocated Parking for Two Cars

Garden Shed

Three Bedrooms

Open Plan Reception Space



The ground floor accommodation is arranged in an open-plan, sociable layout that allows natural light to flow throughout, creating a spacious and welcoming environment. The versatile design offers flexibility for living, dining and entertaining, adapting easily to different lifestyle needs.

To the first floor are three bedrooms, all served by a modern family shower room, providing well-balanced and practical accommodation.



A bright, sociable home
made for easy everyday
living.

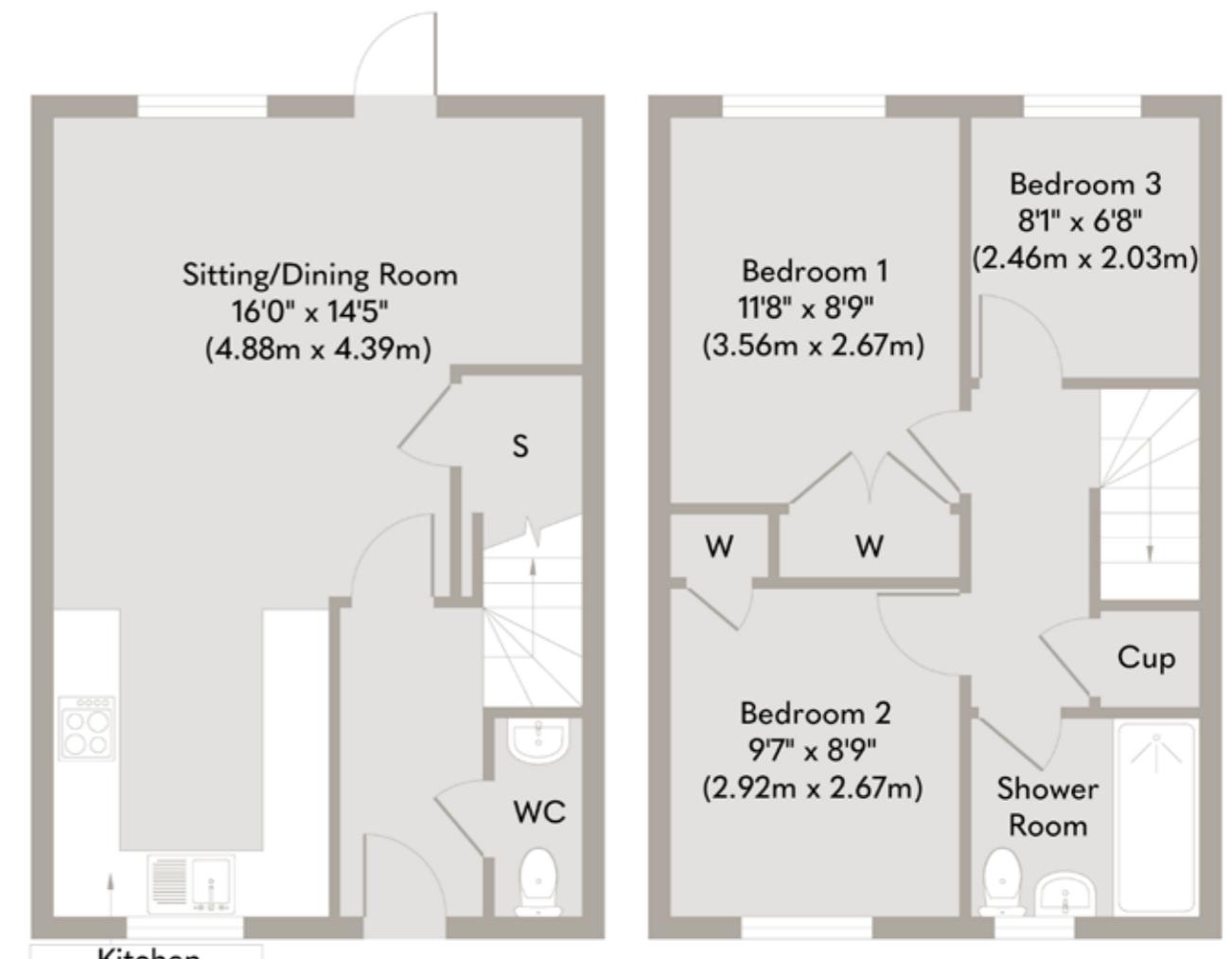




Outside, the rear garden is modest in size and primarily laid to lawn, complemented by established flowerbed borders, offering a low-maintenance outdoor space. To the front of the property is allocated parking for two vehicles, while the attractive outlook over tree-lined open green space enhances both privacy and setting.

An excellent opportunity to acquire a contemporary home in a convenient Holt location, with the added benefit of no onward chain.





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



"An excellent opportunity to acquire a contemporary home in a convenient Holt location..."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9330-3536-9320-2907-7251

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: ///exporters.earl.pave

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SOWERBYS

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