



THE STORY OF

# 4 Burrell Close

*Holt, Norfolk*

SOWERBYS





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# 4 Burrell Close

Holt, Norfolk  
NR25 6DT

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Private and Peaceful Cul-De-Sac  
Location in Central Holt

Spacious Lounge with Garden Views  
and Central Glass Feature Wall

Two Double Bedrooms plus a  
Versatile Third Bedroom/Study

Two Bathrooms and a Light-  
Filled, Functional Kitchen

Mature Garden with Colourful  
Planting and Year-Round Interest

Double Garage and Ample Off-Street Parking

Walking Distance to Independent  
Shops, Cafés, and Woodland Walks

Easy Access to the North Norfolk  
Coastline and Countryside

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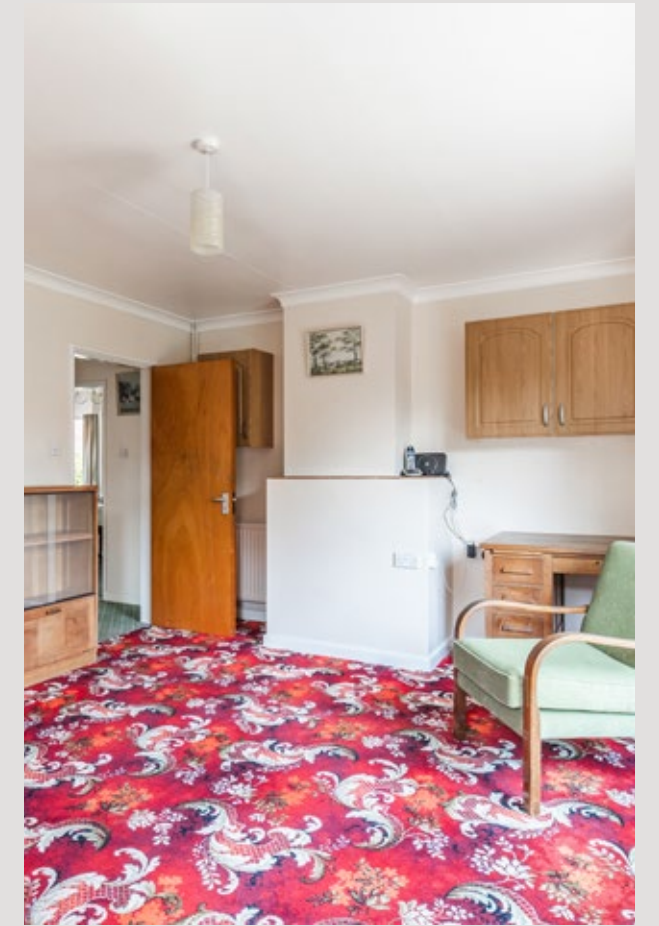


Set within a small, private cul-de-sac in the heart of Holt, 4 Burrell Close is a much-loved detached bungalow which has quietly offered warmth, space and belonging to one family for over twenty years. With its prominent location, lovingly maintained garden and welcoming frontage, this home sits within walking distance of the town's characterful centre - rich with independent shops, cafés and a true community spirit. It's a place where life slows a little, where the coast and countryside meet, and where neighbours form communities.

Inside, the property is generously laid out, with the lounge acting as its heart - a tranquil, light-filled space overlooking the garden's colourful mix of flowering shrubs and perennials. A central glass wall connects this room to the rest of the home, offering both privacy and openness. While the interiors reflect a slightly older style, the spaces are full of potential - including the large and centrally substantial loft. Two spacious double bedrooms, a versatile third bedroom/study, two bathrooms and a bright kitchen also provide a practical and adaptable footprint for modern living. Every room feels loved and cherished, a home which has been carefully lived in for a lifestyle never rushed.

The garden, garage and ample driveway speak to the lifestyle this home supports: relaxed, generous and open to possibility. From family gatherings to peaceful afternoons spent birdwatching by the coast, this has been a place to gracefully age with and effortlessly grow into - with easy access to woodland walks, sandy beaches and Holt's vibrant cultural scene. 4 Burrell Close is not only practical and comfortable; it's filled with quiet joy. For those ready to add their own chapter, it offers the perfect canvas in a location that continues to inspire.





There's great views into the garden which boasts a vast array of different plants and flowers to enjoy.







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 is one of Norfolk's most treasured market towns, known for its strong sense of community and elegant Georgian charm. Residents and visitors alike enjoy its independent spirit, championed by the 'Love Holt' initiative, which supports the town's unique shops and local businesses. The calendar is rich with events, from the vibrant Holt Festival to the nostalgic 1940s Weekend, while the heritage 'Poppy Line' steam railway connects Holt to the coast at Sheringham.

Daily life in Holt is full of simple pleasures. You'll find everything from a traditional butcher and fishmonger to stylish boutiques, artisan food shops and the much-loved department store Bakers and Larners, family-run since 1770. Byfords café and deli, set in what's believed to be the oldest house in town, is a favourite place to relax and watch the world go by.

The town is also home to Gresham's School, an esteemed independent school with a national reputation. For nature lovers, Holt Country Park and Spout Hills offer a peaceful escape among woodland and heath.

Transport links are excellent for a rural town. Nearby Sheringham station provides regular trains to Norwich, with onward connections to London Liverpool Street, making it possible to enjoy both country living and city convenience. The A148 and A140 are easily accessible by car.

From period Georgian homes to spacious 1930s properties and contemporary countryside houses, Holt offers something for every lifestyle. If you're dreaming of a town with timeless character and coast and countryside close by, Holt is waiting.



### Note from the Vendor



“Moving to Holt offers so much and the property is ideally located to get the most from what it offers.”



### SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.  
Power to the garage and powered garage door.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///tell.stones.chaos

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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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