



# WRIGHTS CLOSE

Holt, Norfolk, NR25 6RP  
Guide Price £450,000

**BROWN & CO**



## LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A three bedroom detached bungalow tucked away in a popular residential location in the Georgian town of Holt. The property is approached via a driveway providing off road parking and leads to a single garage. The garden grounds are a wonderful feature of the property boasting lawned and terraced areas with an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, open plan living/dining room, kitchen, utility room, conservatory, master suite, two double bedrooms and a family bathroom.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## SPECIFICATION

- Detached Bungalow
- Popular Residential Location
- Walking distance of Holt Town Centre
- Single Garage
- Off Road Parking
- Garden Grounds
- Open Plan Living/Dining Room
- Kitchen
- Utility Room
- Conservatory
- Master Suite
- Two Double Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- No Onward Chain



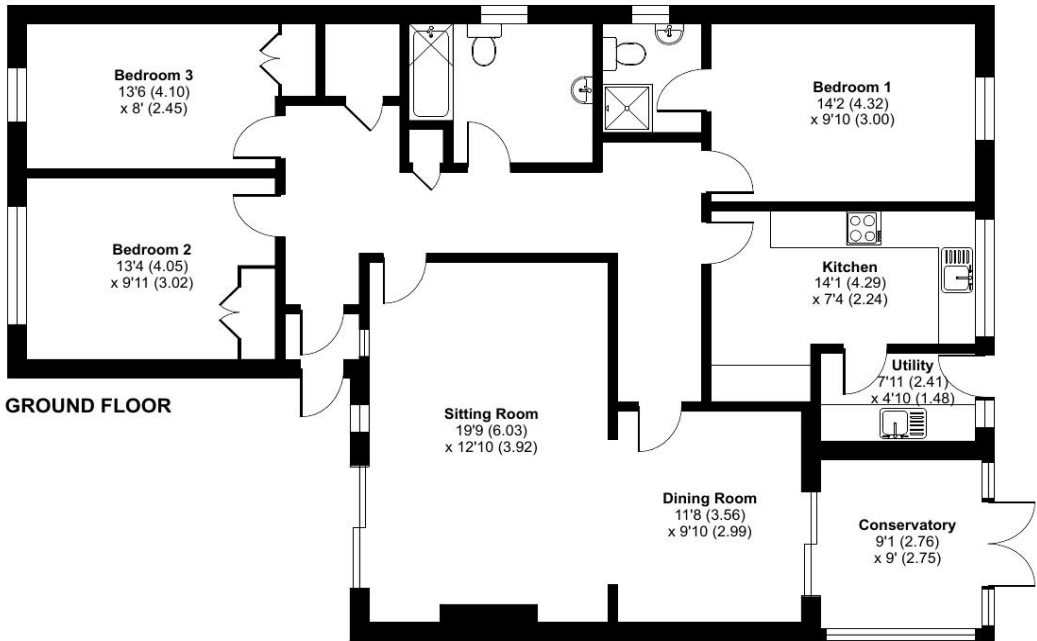
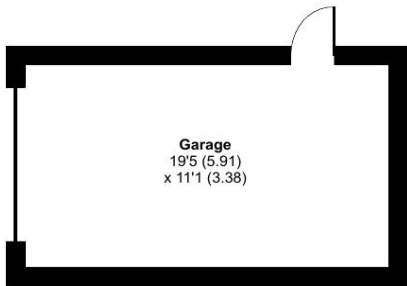






Wrights Close, NR25

Approximate Area = 1417 sq ft / 131.6 sq m  
Garage = 217 sq ft / 20.2 sq m  
Total = 1634 sq ft / 151.8 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Brown & Co. REF: 1248006

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