



# HOWSON AVENUE

Holt, Norfolk, NR25 6FS  
Guide Price £495,000





# 10 HOWSON AVENUE

Holt, Norfolk, NR25 6FS

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## DESCRIPTION

A modern semi-detached residence situated on the popular King's Meadow site, tucked away in a private setting amongst a charming collection of exquisite properties built by award winning housebuilders Hopkins Homes. The homes on this exclusive site have been created to reflect the character of their Norfolk town surroundings. This plot has an uniqueness of being one of the least looked over, situated beside mature trees overlooking a green.

The property is arranged over three floors and offers two reception rooms, an open plan kitchen/dining room, four bedrooms including a master suite with en suite shower room and built in wardrobes, two further bathrooms and a separate cloakroom. The property benefits from gas central heating and double glazing and offers extremely flexible accommodation.

## LOCATION

10 Howson Avenue is situated in a popular residential location, adjacent to Gresham's Senior School campus and currently, within walking distance of all Gresham's School sites. 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, originally founded in 1555 it provides pre-prep, prep and senior schools. The property is also within a short walk of Holt Medical Practice, High Kelling Stores and Poppy Line.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. Blakeney is five miles away and is an Area of Outstanding Natural Beauty, famous for its bird reserves and sailing facilities. The cathedral city of Norwich is just twenty-five miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Attractive Townhouse
- Situated in the Georgian Town of Holt
- Built by Award Winning Housebuilders Hopkins Homes
- Nestled amongst a Charming Collection of Exquisite Homes
- Within walking distance of Gresham's School
- Ample Off Road Parking
- Detached Garage
- Fully Enclosed Rear Garden
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Master Suite
- Three Further Bedrooms
- Two Further Bathrooms
- Separate Cloakroom
- Gas Central Heating
- Double Glazing
- Flexible Accommodation

## GENERAL REMARKS & STIPULATIONS

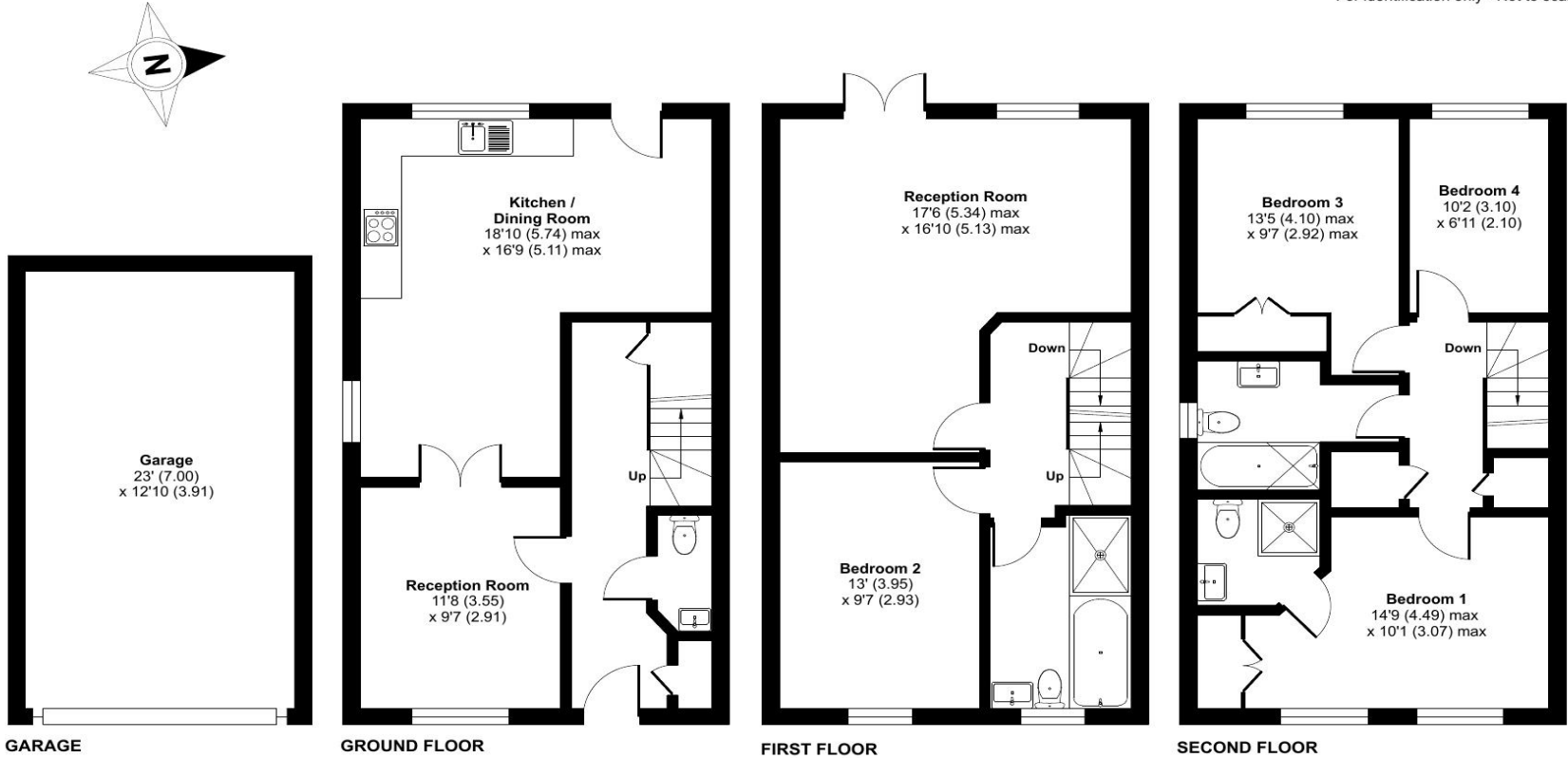
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Howson Avenue, Holt, NR25

Approximate Area = 1557 sq ft / 144.6 sq m  
Garage = 295 sq ft / 27.4 sq m  
Total = 1852 sq ft / 172 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1314377

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

