



Neil Avenue, Holt

SOWERBYS

Upon arrival at the property, prospective tenants are immediately welcomed into an entrance hall which is home to a cloakroom with a wash basin and WC leads to the ground floor accommodation.

The modern fitted kitchen features an abundance of both cupboard and worktop units, perfect for those looking to display their culinary skills. Offered with an integral gas hob, electric oven, fridge freezer and a washing machine, the kitchen has space ready for a dishwasher. Bathed in natural light, the cosy sitting room boasts adequate dimensions for all traditional furnishings and is complete with french doors leading to a private rear patio area.

Stairs located in the entrance hall lead prospective tenants to the first-floor bedroom and bathroom accommodation. The primary bedroom is a spacious double room benefiting from a twin wardrobe. The second bedroom is again a comfortable double room and enjoys an aspect out over the private enclosed garden. The third bedroom is a box room which could be utilised as an office/study, ideal for those working remotely. Complimenting the bedrooms, the main bathroom comprises a shower, wash basin, WC and a heated towel rail.

Externally, the property benefits from a neighbouring driveway which provides parking for two vehicles leading to a single garage with electric supply. The private rear enclosed garden features a generous patio area with an array of mature shrubbery beyond.

Available Now.

HOLT

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 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.

AGENT NOTE

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///pulps.tweezers.install](https://www.what3words.com/pulps.tweezers.install)



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

