



Introducing
38 Albert Street,
Holt

SOWERBYS

Tucked at the end of a Victorian terrace, this attractive property enjoys a prime town centre location alongside period charm and elegant proportions.

A sympathetic front extension provides an entrance vestibule/snug and gives way to the rest of the ground floor accommodation. A large open plan sitting/dining room serves as a wonderful centre point to the home with an exposed brick fireplace with Norfolk pamment-tiled hearth.

A spacious dining area leads to the kitchen at the rear of the property featuring an array of modern fitted units with integral oven, gas hob, fridge freezer, and a dishwasher. Beyond the kitchen, you will find a well-appointed downstairs shower room.

To the first floor, there are two double bedrooms with fitted wardrobes. Both rooms benefit from large windows flooding the rooms with light. The two bedrooms are served by the second-floor family bathroom with a bathtub, washbasin, and WC.

Externally, the property is nicely set back from the road with a small lawn and cobbled footpath leading to the front door, bordered by well-stocked mature flower beds. An attached brick-built store is also easily accessed from the front garden. There is optional parking available for one vehicle at a nearby allotment.

Offered on both a fully furnished or unfurnished basis, the property is available from October 1st on an initial 12-month tenancy.

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.

AGENTS NOTE

No pets.

Furniture optional.

Gas central heating.

12 month initial tenancy.

Available October 1st 2025.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. 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: ///deprives.blasted.basin



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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