



Introducing
9 Robin Close,
Holt

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed in to an entrance hall which home to a cloakroom with wash basin & WC leads to the well appointed ground floor accommodation.

Featuring a wealth of both cupboard & worktop units, the modern fitted kitchen is ready for those looking to display their culinary skills. The kitchen is offered with an integral fridge freezer, a dishwasher & an electric oven with gas hob. An open plan dining area provides an ideal spot for reception throughout all times of the day.

Bathed in natural light, the cosy sitting room boasts versatile dimensions for all desired furnishings. The sitting room is complete with an electric fireplace which provides an ambient heat along with French doors leading to a private rear patio area.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom & bathroom accommodation.

The primary bedroom within the property is a spacious double room benefitting from a fitted wardrobe in addition to the luxury of an en suite comprising a shower, wash basin, WC & a heated towel rail. The second bedroom is another comfortable double room providing adequate dimensions for all traditional furnishings. The third bedroom is a generous single room which could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms, the family bathroom comprises a shower over bath, wash basin, WC & heated towel rail.

Externally, a neighbouring driveway provides parking for two vehicles and leads to a single garage with electric supply. The private enclosed garden features a generous patio, perfect for el fresco dining, a low maintenance lawn with surrounding mature shrubbery & a timber structure bike/bin store with electric point.

The property is available 22nd September 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.

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.

AGENTS NOTE

Unfurnished.

Pets by negotiation.

Gas central heating.

12 month initial tenancy.

Available 22nd September 2025.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. 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: [///aura.coffee.salmon](https://www.what3words.com/aura.coffee.salmon)



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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