



Introducing
20 Neil Avenue,
Holt

SOWERBYS

Peacefully tucked away at the head of a quiet cul-de-sac on the popular southern side of town, this superb residence combines elegant design with practical modern living. Just a short stroll from the vibrant High Street, 20 Neil Avenue offers a rare opportunity to enjoy both privacy and convenience in a highly desirable location.

Upon entering, prospective tenants are greeted by a welcoming entrance hall which leads through to the bright and spacious double-aspect sitting room. Centred around an inviting open fireplace and finished to a high standard, this room perfectly blends comfort with character - an ideal setting for both relaxation and entertaining.

The heart of the home is undoubtedly the impressive double-aspect kitchen and dining area. Designed with both functionality and style in mind, this well-appointed space offers ample storage, extensive work surfaces and a natural flow into the dining area - perfect for family meals or hosting guests. A separate utility room and a ground floor cloakroom provide additional practicality.

The first floor hosts a generous principal bedroom complete with an en suite shower room, along with a second double bedroom and a stylish family bathroom. The second floor offers two further bedrooms and an additional cloakroom, making this home ideal for families or those requiring flexible living arrangements.

Externally, the property continues to impress. The house is approached via a driveway providing ample parking for several vehicles, leading to a brick and tile garage with a useful workshop area. To the front, a neat garden sets the tone, while to the rear lies a private, enclosed garden - a delightful outdoor retreat perfect for entertaining, relaxing, or family play.

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 features an abundance of Georgian properties, especially around the town centre. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

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

No pets.

No smoking.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. 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: [:///suspended.prawn.epic](#)



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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