



THE STORY OF

# 9 Kestrel Drive

*Holt, Norfolk*

SOWERBYS



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# 9 Kestrel Drive

Holt, Norfolk  
NR25 6GH

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Impressive Detached Brick and Flint House

Quiet Cul-De-Sac Position

Popular Heath Farm Development

Overlooking Green Space with  
an Open, Rural Feel

Immaculately Presented Throughout

Four Generous Bedrooms

Two En-Suite Bathrooms

Double Garage

Large Sitting Room with Wood Burner

French Doors to the Garden

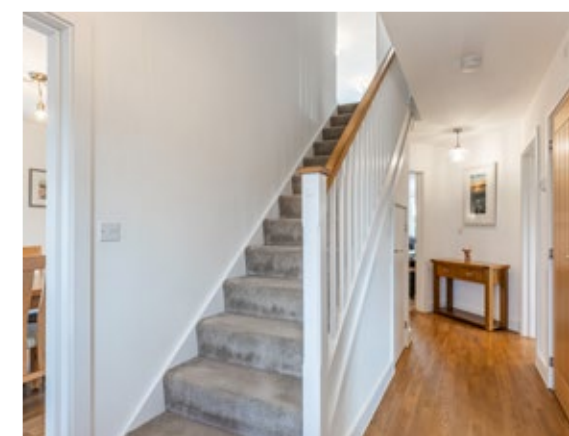
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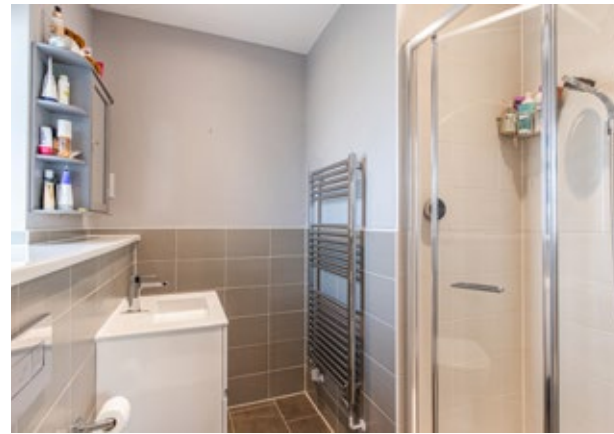


9 Kestrel Drive is a particularly appealing family home, combining generous and versatile accommodation with stylish, contemporary interiors and beautifully landscaped gardens. Its position overlooking green space gives the property an unusually open and rural feel, despite being within this popular residential development.

The ground floor offers an excellent choice of reception spaces, with a large and welcoming sitting room featuring a wood burner and French doors opening directly onto the rear garden. A cosy snug provides an ideal home office or quiet retreat, while the formal dining room is perfect for entertaining and family occasions. The contemporary kitchen is both stylish and practical, with French doors providing another connection to the garden. A separate utility room and downstairs WC complete the ground floor accommodation.

Upstairs, there are four generous bedrooms, two of which benefit from en-suite facilities, together with a well-appointed family bathroom. The accommodation provides plenty of space and flexibility for modern family life.

Outside, the rear garden is a particular highlight. Beautifully landscaped and partially walled, it features raised beds, established planting and a generous patio area, creating an inviting space for outdoor dining, entertaining and relaxing. The green outlook beyond further enhances the feeling of space. A detached double garage provides excellent additional storage and parking, complemented by driveway parking for two cars.

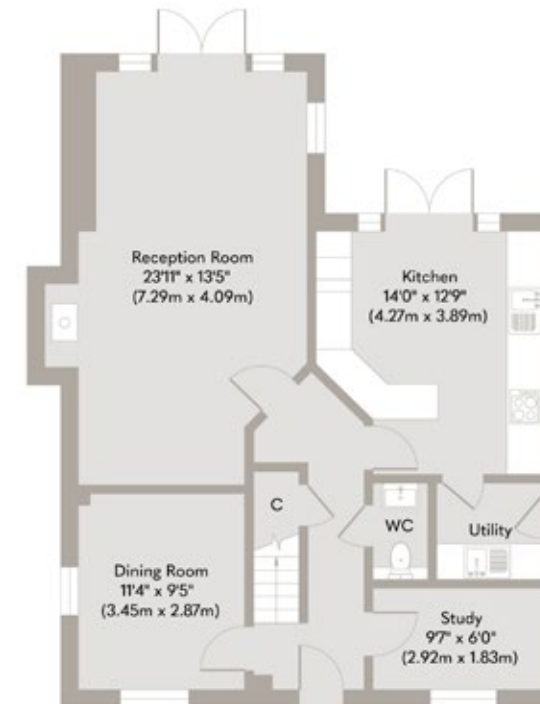


Three words to describe  
the home would be  
traditional, spacious,  
and presentable.

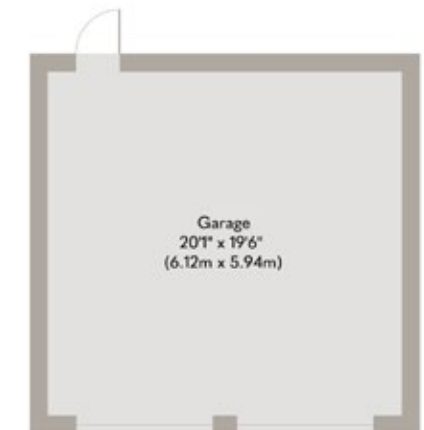




First Floor  
Approximate Floor Area  
800 sq. ft  
(74.29 sq. m)



Ground Floor  
Approximate Floor Area  
809 sq. ft  
(75.13 sq. m)



Garage



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Holt

A STRONG SENSE OF COMMUNITY  
AND A FINE MARKET TOWN

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.



## Note from the Vendor



“Our favourite room in the home is the lounge, where the log burner creates a wonderfully warm and cosy atmosphere.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 3332-5135-1100-0178-6202.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///ideals.exists.legal

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# SOWERBYS

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