



INTRODUCING

# 25 Meadow Close

*Holt, Norfolk*

SOWERBYS



THE STORY OF

# 25 Meadow Close

Holt, Norfolk  
NR25 6JP

Detached Bungalow

Popular Residential Area of Holt

Level Walking Distance to Town Centre

Close To Gresham's Schools Recently Refurbished Throughout

Spacious Sitting Room Well Fitted Kitchen and Dining Area

Two Well-Proportioned Bedrooms

South-Facing Conservatory

Private Fully Enclosed South-Facing Rear Garden

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A spacious detached bungalow, beautifully refurbished in recent years and ideally positioned within a popular residential area of Holt, this appealing home is within easy level walking distance of the town centre and close to the highly regarded Gresham's Schools.

Well presented throughout, the accommodation has been thoughtfully improved to create a comfortable and practical home, perfectly suited to a range of buyers. At its heart sits a generous sitting room, offering an inviting space for relaxation, alongside a well-fitted kitchen and dining area designed for everyday living and entertaining.

The bungalow provides two well-proportioned bedrooms, supported by a modern bathroom, with the added benefit of a south-facing conservatory that enjoys views across the garden and provides an excellent additional reception space throughout the seasons.

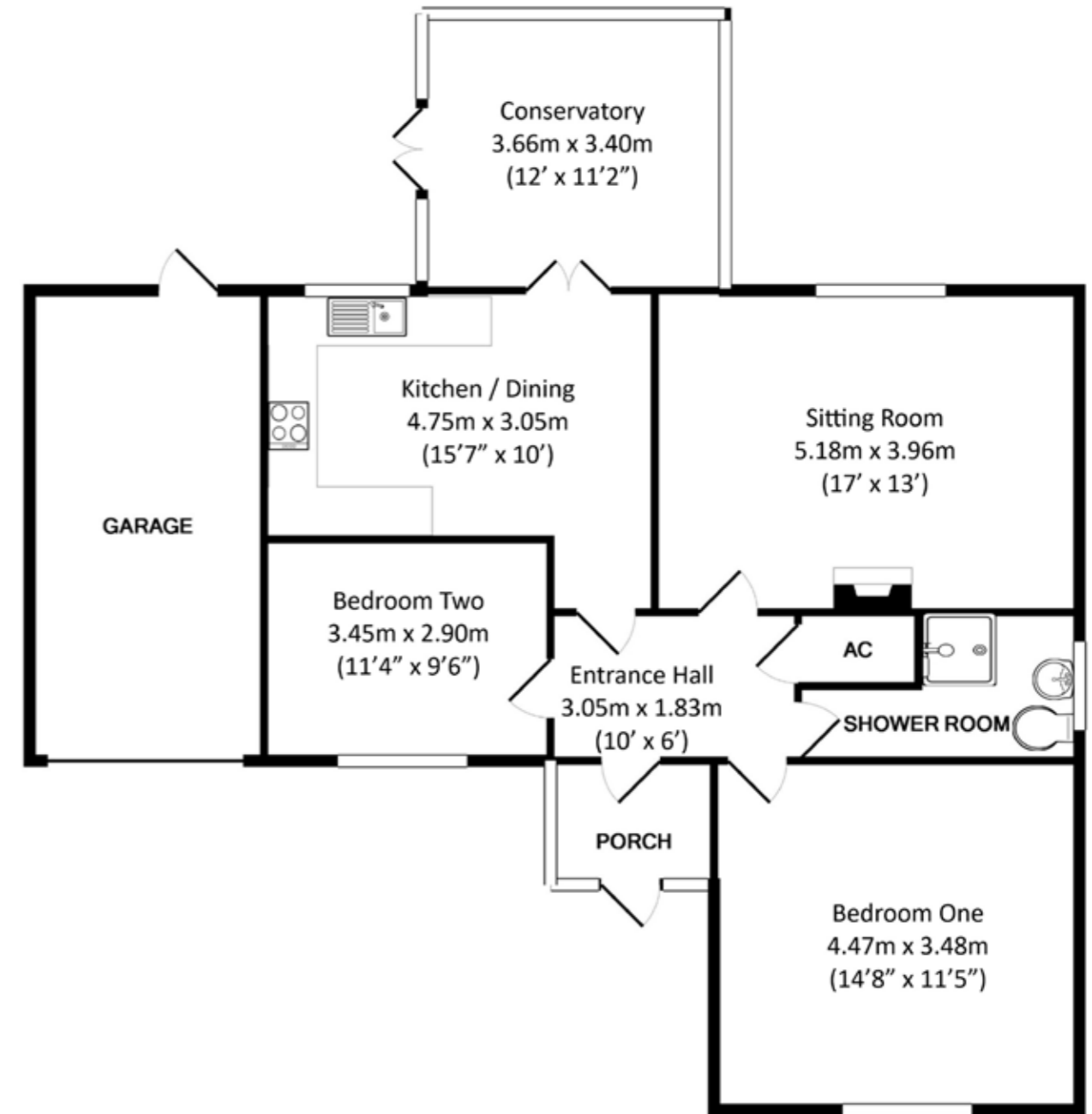
Further advantages include UPVC sealed unit double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the year.

Outside, the property continues to impress with a brick weave driveway leading to an attached brick-built garage. The front garden is attractively maintained, while to the rear lies a private, fully enclosed south-facing garden, offering a peaceful and sunny outdoor retreat.



A comfortable and well-balanced home, where light-filled living spaces open onto a private south-facing garden.





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 Sowebrys



“Enjoying the ease of life in Holt, this refurbished bungalow is perfectly placed within walking distance of the town centre.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 8793-7422-5299-2532-7996

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 Sowebrys.

### TENURE

Freehold.

### LOCATION

What3words: ///skewed.image.unzipped

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# SOWERBYS

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