

THE STORY OF

26 Blackthorne Avenue

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6TY

Superbly Appointed Detached Bungalow

Highly Regarded Residential Location

Extensively Updated Throughout

Modern Improvements Include uPVC Windows and Doors, Re-Wiring and Remote-Controlled Halo Central Heating

Impressive Open-Plan Living Space, Ideal for Relaxing and Entertaining

Stylish Contemporary Kitchen

Principal Bedroom Suite and Separate Dressing Room with Extensive Fitted Storage

Further Double Bedroom and Family Shower Room

Driveway Providing Ample Off-Street Parking, and Detached Garage with Electric Roller Door

Generous Rear Garden with a Mature, Tree-Lined Backdrop, Offering Privacy and a Peaceful Outdoor Retreat

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> A wonderful sense of flow, with open-plan living designed for everyday life and entertaining.



Superbly appointed and thoughtfully reimagined by the current owners, this attractive detached bungalow offers stylish, contemporary living in a highly regarded residential location, just a short, level stroll from the heart of Holt and its excellent selection of independent shops, cafés and everyday amenities.

The property has been extensively updated and reconfigured to create a beautifully presented home, with improvements including replacement uPVC windows and doors, a remote-controlled Halo central heating system, re-wiring, a luxurious kitchen and stylish new sanitaryware. Karndean flooring features throughout, adding to the cohesive finish.

At the heart of the home is an impressive open-plan living space, designed for both everyday life and entertaining. The spacious sitting area opens via bi-fold doors to the kitchen and dining area, creating a wonderful sense of flow. The kitchen is fitted with an extensive range of contemporary wall and base units, granite work surfaces, quality electric appliances and a central island, providing an ideal setting for informal dining and socialising. Sliding double doors from the dining area open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

The principal bedroom suite provides a peaceful retreat, comprising a generous double bedroom and a separate dressing room with extensive fitted storage. A further double bedroom and a stylish family shower room complete the accommodation.

Externally, an easily managed front garden creates an attractive approach, while a driveway extends along the side of the bungalow, offering ample off-street parking and access to a good-sized detached garage with an electric roller door.

The generous rear garden enjoys a pleasant, leafy outlook, with a mature tree-lined backdrop providing a welcome degree of privacy and an appealing space in which to relax.









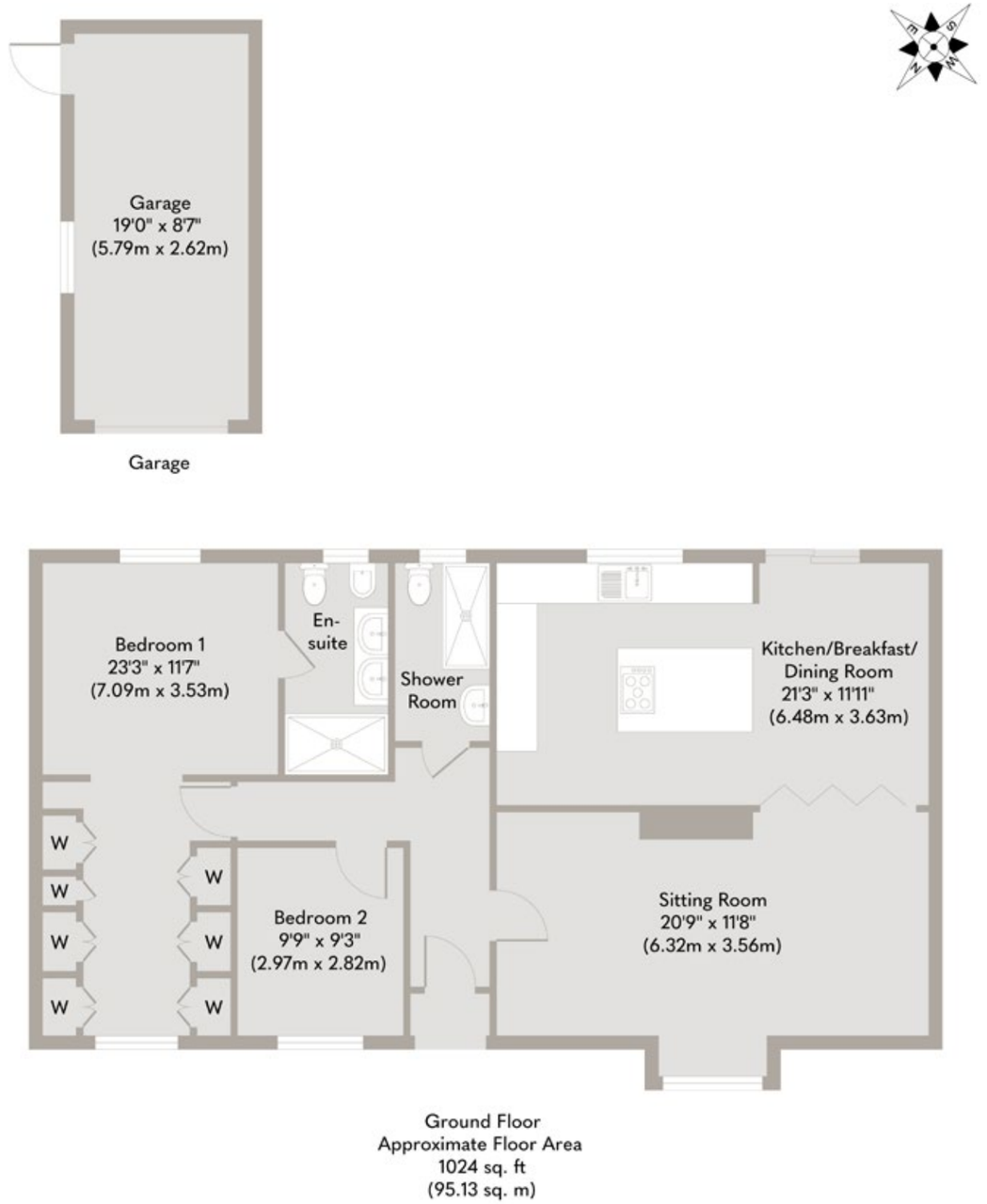












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Sowerbys



A central island provides the perfect setting for informal dining and socialising.

SERVICES CONNECTED
Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
C. Ref:- 0050-2945-1443-2922-2775

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: ///baseballs.snored.protect

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SOWERBYS

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