



INTRODUCING

12 Winns Close

Holt, Norfolk

SOWERBYS



THE STORY OF

12 Winns Close

Holt, Norfolk
NR25 6NQ

Detached Three Bedroom
Bungalow in Quiet Cul-de-Sac

Woodland and Open Fields
Adjoining the Property

Lovely Corner Plot

Spacious Sitting Room,
Kitchen and Separate
Utility Room

Three Generous Bedrooms
and Family Bathroom

Integral Garage and Parking
for a Couple of Cars

Scope for Modernisation
and Improvement

Walking Distance of
Holt Town Centre

Offered Chain Free

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

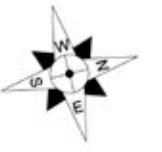
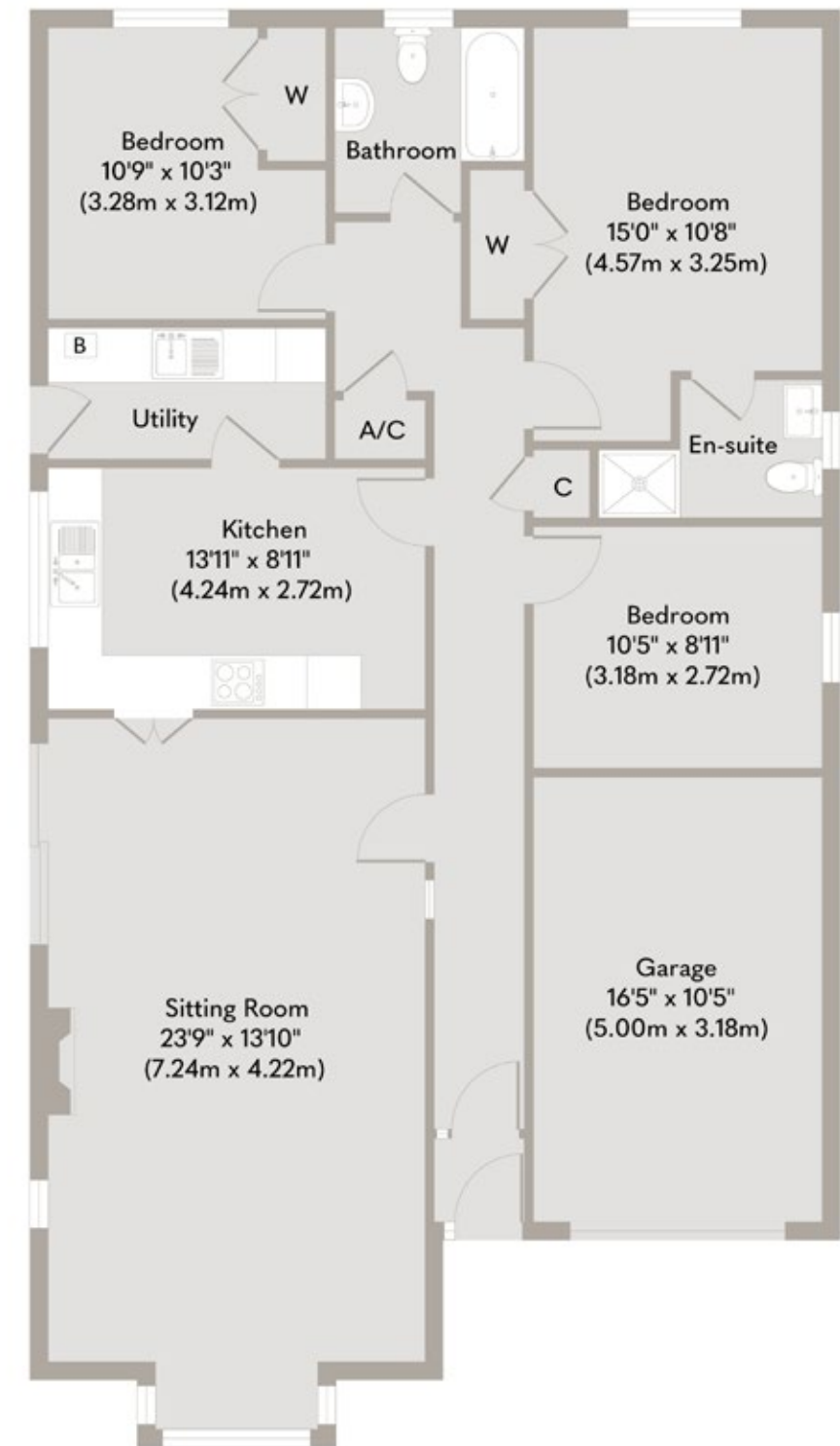
Situated at the end of this quiet cul-de-sac, 12 Winns Close is a well-proportioned three-bedroom detached bungalow within easy walking distance of Holt town centre. Offering a rare combination of tranquillity, convenience and potential, the property provides an excellent opportunity to create a wonderful future-proof home.

While the property would benefit from some modernisation and updating in places, it offers a fantastic foundation, with generous accommodation, good proportions and an enviable setting.

The spacious sitting room provides the principal reception space, with the kitchen and useful utility room located beyond. There are three generous bedrooms, all served by a family bathroom, providing flexible accommodation for a range of buyers.

Outside, the property occupies a particularly appealing corner plot, with woodlands to one side and open fields to the other, creating a lovely sense of space and privacy. There is parking for a couple of cars, together with an integral garage providing useful storage or further potential.





Approximate Floor Area
1163 sq. ft
(108.01 sq. m)

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 quiet cul-de-sac setting within easy walking distance of Holt town centre”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2741-1610-2206-6621

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: ///dairies.encoding.thrashed

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

