



THE STORY OF

17 Rowan Way

Holt, Norfolk

SOWERBYS



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17 Rowan Way

Holt, Norfolk
NR25 6TZ

Fully Renovated
Detached Bungalow

Two Generous Double
Bedrooms

Popular Development
on Holt's Outskirts

Open-Plan Kitchen, Dining
and Living Space

Contemporary Fitted Kitchen

Recently Refitted
Shower Room

Modern and Stylish
Throughout

Good-Sized Private
Rear Garden

Tree-Lined Backdrop

Parking for Two Cars and
Offered Chain Free

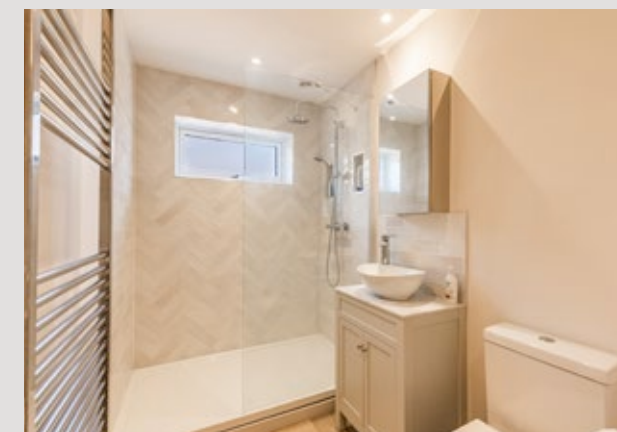
SOWERBYS HOLT OFFICE
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The property has been thoughtfully updated by the current owners, with a reconfigured layout creating a spacious and sociable open-plan kitchen, dining and living area.

There are two generous double bedrooms positioned to the front of the property, along with a recently refitted shower room. The bungalow has a fresh, contemporary feel throughout, with modern fittings and finishes providing a comfortable and easy-to-maintain home.

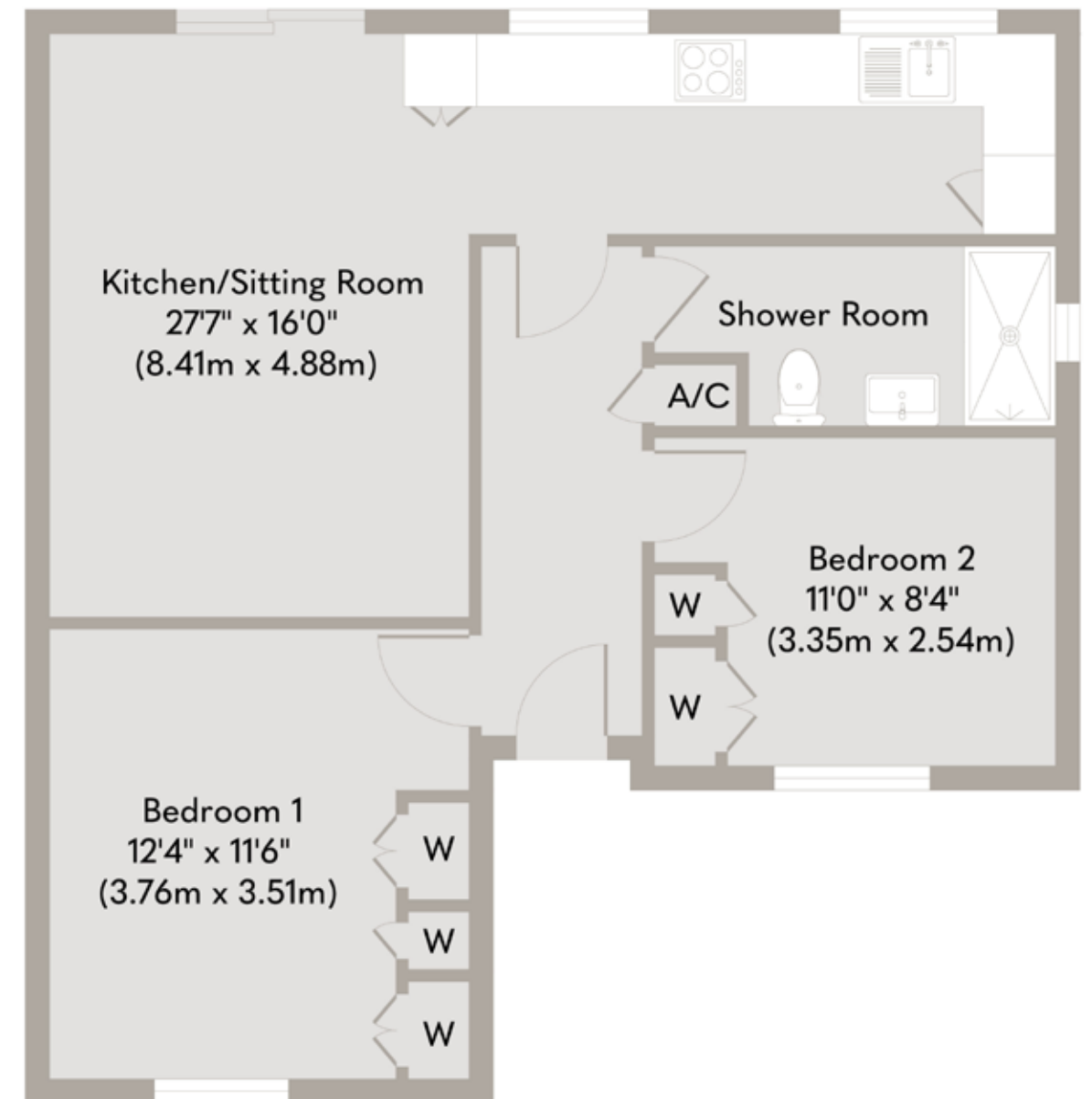
Outside, the property has a particularly good-sized rear garden with a lovely tree-lined backdrop, providing a pleasant degree of privacy. There is also parking for two cars to the side.

Offered chain free, this is a smartly presented bungalow in a convenient location, with Holt town centre and its excellent range of shops, cafés and amenities just a short distance away.





A peaceful garden with
a beautiful tree-lined
backdrop.



Approximate Floor Area
648 sq. ft
(60.24 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



“Open-plan living creates the perfect space to relax and entertain.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 4037-0623-3200-0508-8296

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: ///jugs.broadcast.older

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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