



KENWYN CLOSE

Holt, Norfolk, NR25 6RS
Guide Price £425,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A two bedroom detached bungalow situated in a highly sought after residential location in the Georgian market town of Holt. The accommodation briefly comprises entrance hallway, open plan kitchen/dining room, living room, master suite with en suite shower room, a further double bedroom and a family bathroom. The property benefits from off road parking and a detached single garage. To the rear is a fully enclosed garden which is mainly paved for ease of maintenance.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

- Detached Bungalow
- Popular Residential Location
- Within Walking Distance of Holt Town Centre
- Detached Garage & Off Road Parking
- Fully Enclosed Rear Garden
- Open Plan Kitchen/Dining Room
- Living Room
- Master Suite
- Double Bedroom
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Perfect Main Residence or Investment Opportunity
- No Onward Chain





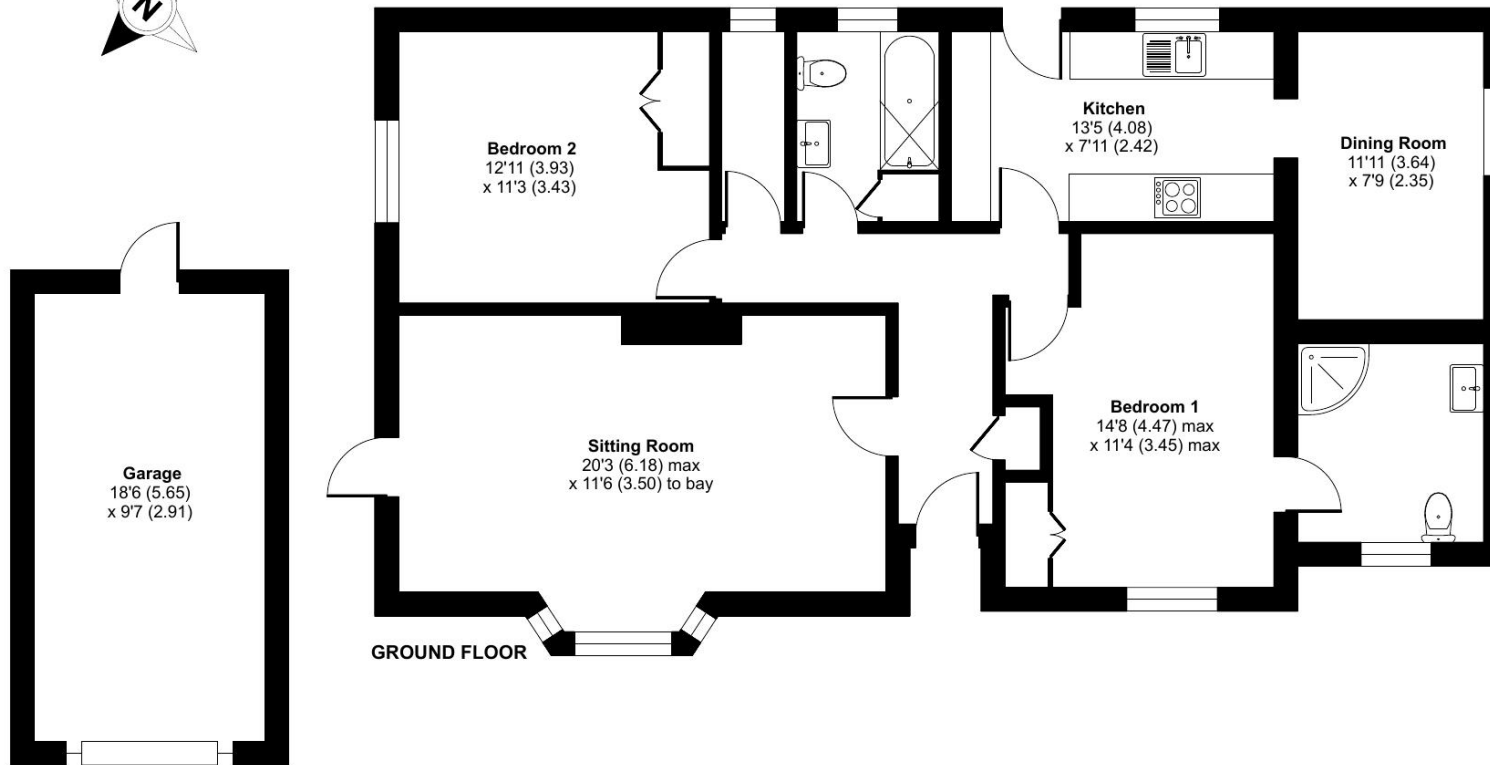
Kenwyn Close, Holt, NR25

Approximate Area = 1020 sq ft / 94.7 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1197 sq ft / 111.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Brown & Co. REF: 1494498

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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