



THE STORY OF

6 Newell Close

Holt, Norfolk

SOWERBYS



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6 Newell Close

Holt, Norfolk
NR25 6FR

Well-Located from Holt High Street

Less than 10 Minutes Walk to Greshams School

Modern Property on the Highly Acclaimed
Development, Kings Meadow

Built by Highly Reputable Hopkins Homes

Four Bedrooms and Two Bathrooms

Large Sociable Garden

Off-Road Parking for Two Cars

Single Garage

Well-Equipped Summer House

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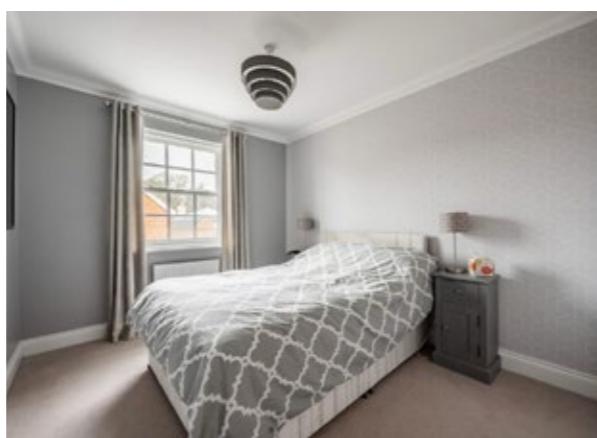


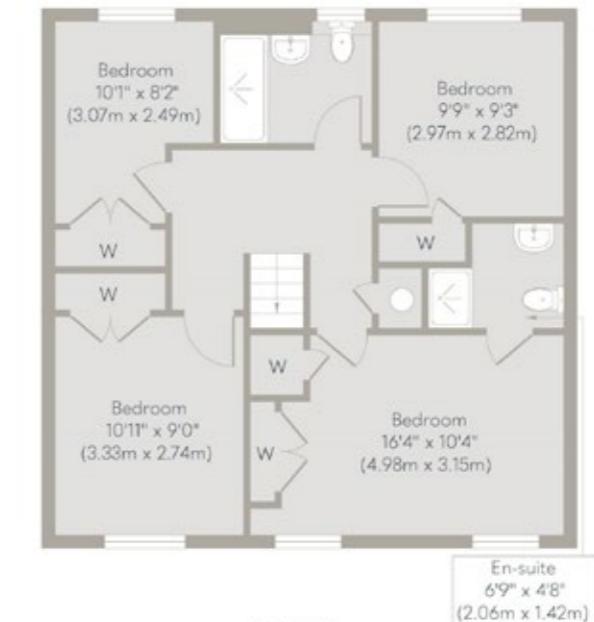
Well-located on the highly acclaimed Kings Meadow – from the reputable Hopkin's Homes – this charming property is immaculately presented and nestled within a quiet cul-de-sac, enjoying an edge-of-development location. Kings Meadow is under a ten-minute walk to Greshams' schools, and a further ten minutes away you will find the centre of Holt's high street, full of quirky and essential shops, along with its independent bars and cafes that make it the vibrant and popular place it is today.

6 Newell Close is a detached family home that flows seamlessly inside and out. Three of the four bedrooms upstairs share the family bathroom, whilst the remaining principal bedroom enjoys the benefit of an en-suite. The study on the ground floor rivals the size of the two middle bedrooms, so could easily accommodate a bed and enjoy a more secluded position within the house.

The reception spaces at this family home are terrific. The kitchen is a great size and comfortably fits a four-seater table to enjoy a morning coffee, but the real benefit here is the utility room which alleviates the strain of the kitchen to create more space and use the hub of the home as a pleasant day room. The living room works perfectly but the double doors to the rear garden make an incredible difference, certainly in the warmer months, as it allows direct access to the south-east facing patio and to the summer house beyond.

The garden enjoys a substantial summer house, equipped with a separate store and covered area which will be paramount for those summer parties and family days. In addition to the single garage, there is off-road parking for a couple of cars but plenty of on-road options.





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 the Vendor



"Locally Wells and Holkham are lovely to go on long walks."



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8848-7332-5760-7684-3992

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: //thinkers.willpower.wonderfully

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SOWERBYS

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