



THE STORY OF

1 Kenwyn Close

Holt, Norfolk

SOWERBYS



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1 Kenwyn Close

Holt, Norfolk
NR25 6RS

Impressive Detached Family Home

Desirable Location within Walking
Distance of Holt Town Centre

Beautifully Modernised Throughout
with a Contemporary Finish

Stylish Fitted Kitchen Opening
into a Bright Rear Extension

Spacious Open-Plan Dining and Living
Area, Ideal for Entertaining

Cosy Front Lounge Featuring a Log Burner

Three Generous Bedrooms and a
Modern Family Bathroom

Ample Off-Road Parking and Garage

Attractive Rear Gardens

SOWERBYS HOLT OFFICE

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To the front of the property, a cosy and inviting lounge offers a delightful contrast, complete with a charming log burner that provides a warm and welcoming retreat during the cooler months. This room is perfectly suited for relaxation, with a comfortable and intimate atmosphere.

Upstairs, the property continues to impress, offering three generously proportioned bedrooms, each well-presented and thoughtfully arranged, along with a well-appointed family bathroom finished to a high standard. The overall presentation throughout is both tasteful and cohesive, allowing a purchaser to move straight in with ease.

Externally, the property benefits from ample off-road parking to the front, in addition to a garage providing further storage or secure parking. To the rear, attractive gardens offer a pleasant outdoor space, ideal for relaxation, dining al fresco, or family enjoyment, with a good degree of privacy.

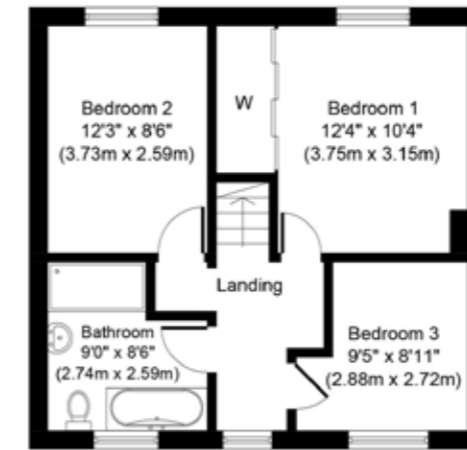
Situated within easy reach of the ever-popular Georgian market town of Holt, the property enjoys access to a superb range of independent boutiques, cafés, and restaurants, as well as a strong sense of community. Holt is renowned for its charming streets, period architecture, and proximity to the North Norfolk coastline, making it a highly sought-after location for both full-time residence and second-home ownership.

Altogether, this represents a fantastic opportunity to acquire a turnkey home in a highly desirable setting, offering a wonderful balance of character, comfort, and contemporary living.

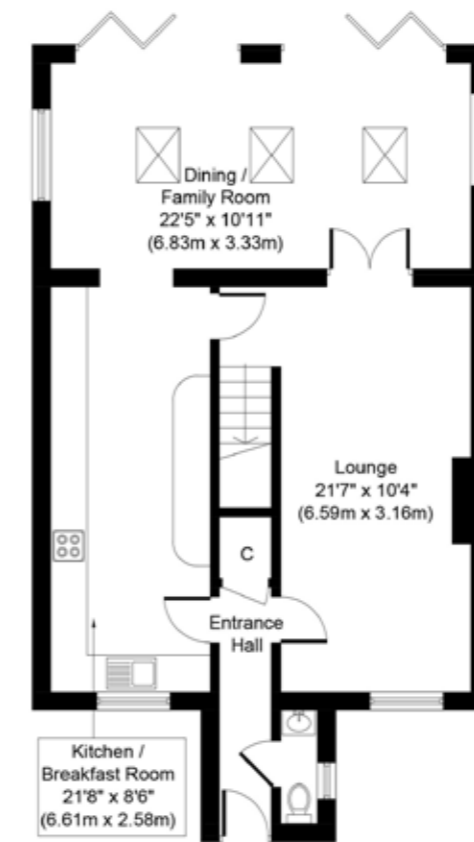


A turnkey home that effortlessly blends character, comfort and modern living.

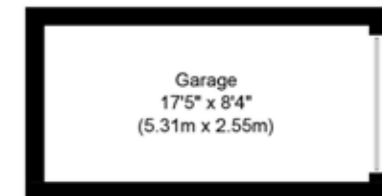




First Floor
Approximate Floor Area
487 Sq. ft.
(45.2 Sq. m.)



Ground Floor



Garage
17'5" x 8'4"
(5.31m x 2.55m)

Garage
Approximate Floor Area
145 Sq. ft.
(13.5 Sq. m.)
 (Not Shown In Actual
 Location / Orientation)

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 beautifully updated home, thoughtfully modernised to create a stylish yet comfortable space for everyday living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9388-1038-7238-4520-9264.

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: ///pill.swims.knocking

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SOWERBYS

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