



BARN OWL DRIVE

Holt, Norfolk, NR25 6GP
Guide Price £325,000

BROWN & CO

LOCATION

Situated in a prime residential spot, the property enjoys proximity to the heart of Holt, famed for its elegant Georgian architecture, artisan cafés, and boutique galleries. The town serves as a gateway to the stunning North Norfolk coastline and is home to the prestigious Gresham's School, making it an ideal location for families and professionals alike.

DESCRIPTION

Nestled within the highly desirable Heath Farm development on the southern edge of the historic Georgian market town of Holt, 6 Barn Owl Drive is an immaculately presented and extensively upgraded two-bedroom semi-detached home. Blending traditional architectural charm with high-end contemporary design, the property features classic sash windows alongside premium internal upgrades including luxury engineered oak flooring and sleek porcelain tiling throughout. The layout flows effortlessly from a welcoming entrance hall into a bright, generous living room, leading through to a stunning open-plan kitchen and dining area that serves as the heart of the home, complete with integrated appliances and a practical, discreetly positioned cloakroom.

On the first floor, the property offers a boutique feel with a spacious master suite complete with its own private en-suite shower room, alongside a further well-proportioned double bedroom and a luxury family bathroom. The excellence of the home extends outdoors to a beautifully landscaped, rear garden designed for ultimate relaxation and al fresco entertaining, offering a smooth patio area, a manicured lawn, and a dedicated raised decking area for further seating. Complete with private driveway, this energy-efficient property offers a sophisticated, low-maintenance lifestyle just a short walk from Holt's vibrant town.

SPECIFICATION

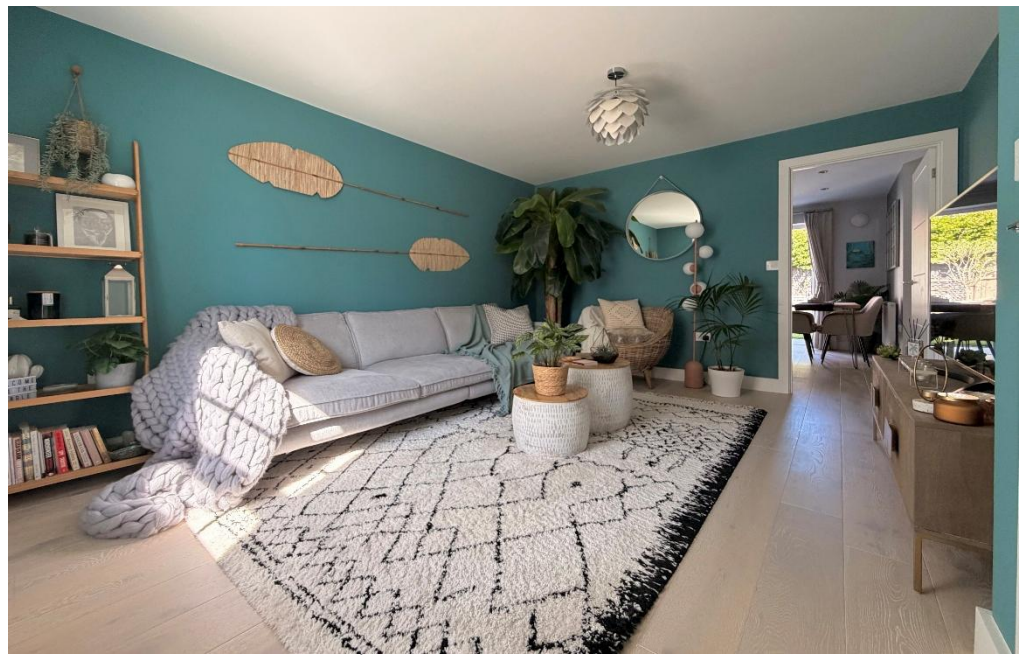
- Semi-Detached Brick & Flint Home
- Popular Residential Location
- Within Walking Distance of Holt Town Centre
- Brick weave Driveway for Two Cars
- Fully Enclosed Landscaped Rear Garden
- Open Plan Kitchen/Dining Room
- Living Room
- Cloakroom
- Master Suite
- Further Double Bedroom
- Family Bathroom
- Gas Central Heating
- Perfect Main Residence or Investment Opportunity
- No Onward Chain

AGENTS NOTE

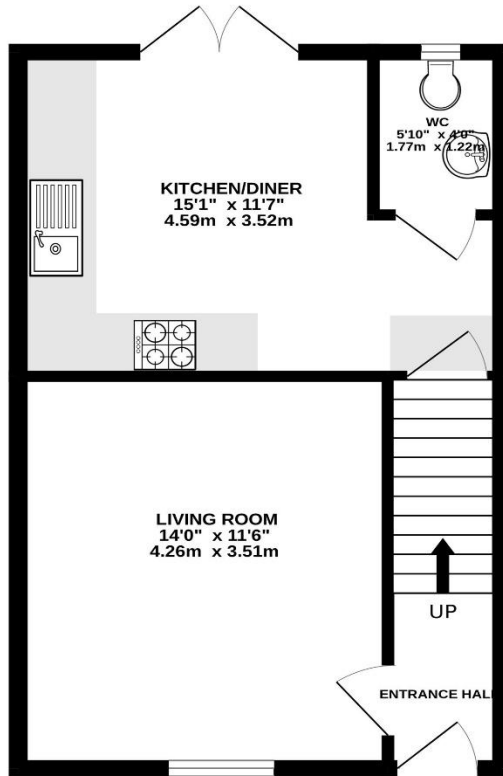
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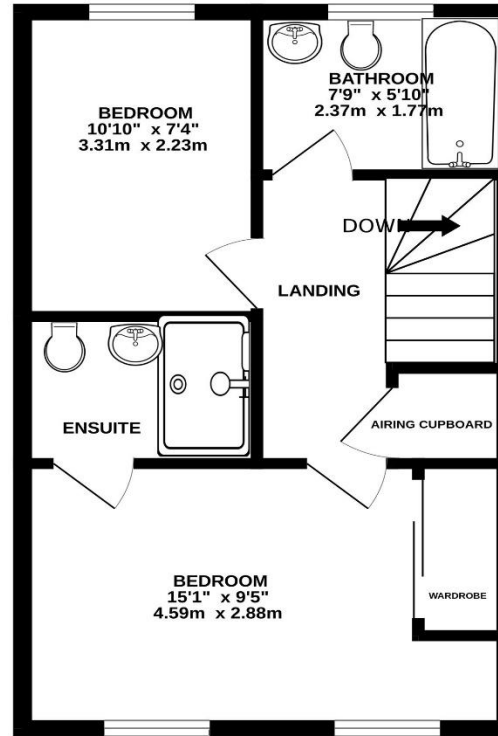
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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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