



INTRODUCING

34 Blackthorn Avenue

Holt, Norfolk

SOWERBYS



THE STORY OF

34 Blackthorn Avenue

Holt, Norfolk
NR25 6TY

Detached Bungalow in
a Popular Residential
Development

Enviably Location, Close
to Town Centre

Two/Three Bedrooms

Off Street Parking and Garage

Good Condition Throughout

UPVC Double Glazing

Gas Fired Central Heating

No Onward Chain

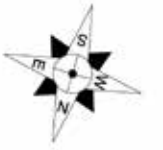
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An immaculately presented detached two-bedroom bungalow, 34 Blackthorn Avenue is pleasantly situated on the outskirts of this popular residential development, with an open outlook backing onto farmland and woodland. Holt town centre, with its excellent range of amenities, is also within easy walking distance on a short, level route.

The accommodation comprises an entrance hall, sitting room, well-fitted kitchen, separate dining room, two bedrooms, dining room/bedroom three and a shower room. Further benefits include UPVC sealed unit windows and doors throughout and gas-fired central heating.

Outside, a concrete driveway runs alongside the bungalow, providing ample off-street parking and leading to a detached brick and tile garage. A lawned garden lies to the front, while the rear garden is paved and fully enclosed, providing a pleasant and easily maintained outdoor space.





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.



View



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0475-2801-6097-2120-5051

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: ///play.loudness.snow

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SOWERBYS

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