



INTRODUCING

23 Neil Avenue

Holt, Norfolk

SOWERBYS



THE STORY OF

23 Neil Avenue

Holt, Norfolk
NR25 6TG

Spacious Four Bedroom
Semi-Detached Home

Built in 2003 by Award-
Winning Hopkins Homes

Generous Kitchen/
Dining Space

Principal Bedroom
with En-Suite

Sitting Room with Gas Fire

Driveway Parking
Leading to Garage

Enclosed and Private
Rear Garden

No Onward Chain

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Set within a well-regarded residential development, this beautifully proportioned four bedroom semi-detached home, constructed in 2003 by award-winning builders Hopkins Homes, offers an excellent balance of space, comfort and practicality, making it an ideal choice for modern family living.

The accommodation flows well, beginning with a welcoming entrance hall which sets the tone for the rest of the property. The sitting room provides a comfortable retreat, centred around a coal-effect gas fire, creating a warm focal point for the space. To the rear, the heart of the home lies in the well-fitted kitchen/dining area, designed for both everyday living and entertaining, with double doors opening through to a light-filled UPVC garden room that enjoys views across the private rear garden. A rear lobby and convenient cloakroom complete the ground floor layout.

Upstairs, the sense of space continues with a principal bedroom benefitting from its own en-suite shower room, complemented by three further well-proportioned bedrooms and a family shower room, offering flexibility for family, guests or home working.

Externally, the property is approached via a block-paved driveway providing off-street parking and access to the garage. To the front, there is a neat garden area, while a side pathway leads through to the rear garden. The rear garden is private, well enclosed and designed for ease of maintenance, offering a pleasant outdoor space to relax or entertain.



A beautifully proportioned four bedroom semi-detached home.





1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



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.

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 private, well enclosed and designed for ease of maintenance rear garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 7292-3956-3200-5505-2204

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: ///salmon.locals.then

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SOWERBYS

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