



THE STORY OF

35 John Allison Avenue

Holt, Norfolk

SOWERBYS



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35 John Allison Avenue

Holt, Norfolk
NR25 6FW

Accommodation Extends to Approximately
1,255 Sq.Ft. (Including the Garage)

Immaculately Presented Link-Detached
Home With Solar Panels

Located on the Popular Hopkins Homes
Development within Easy Walking
Distance of Holt Town Centre

Peaceful Position Overlooking a
Tree-Lined Green Space

Modern Open Plan Sociable Kitchen/
Dining Room with French Doors
Opening to the Landscaped Garden

Convenient Downstairs WC off the Entrance Hall

Three Generous First-Floor Bedrooms,
Including Principal with En-Suite

Beautifully Landscaped Gardens
Creating Versatile Outdoor Spaces

Tastefully Upgraded Throughout to
Provide a Move-in-Ready Home

Modern Energy Efficient Low Running
Cost Home with Solar Panels

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



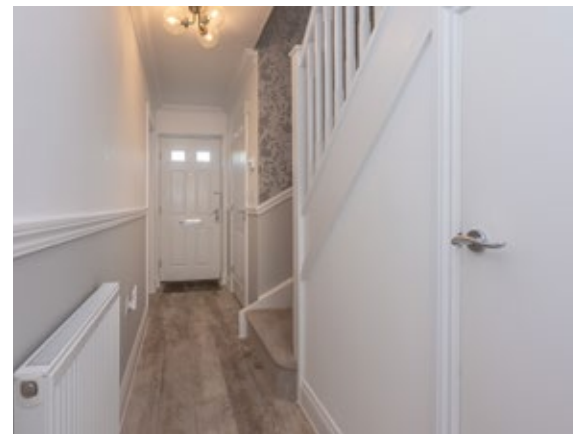
Set back from the road and enjoying a pleasant outlook over a tree-lined green space, this beautifully maintained property offers a wonderful combination of style, space, and modern family living. Bright and spacious throughout, the home has been thoughtfully upgraded by the current owners to create a true turn-key residence, ready for the next owners to move straight in and enjoy.

Upon entering, the welcoming hallway leads to a convenient downstairs WC and a generous lounge filled with natural light. The sitting room benefits from attractive views across the green space and features french doors opening into the impressive open-plan kitchen/diner. Designed with modern living in mind, this sociable space is perfect for entertaining family and friends, with ample room for dining and relaxing, while seamlessly connecting to the patio and landscaped rear garden.

To the first floor, the property offers three generous bedrooms, including a well-appointed master bedroom with its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms, providing excellent practicality for family life.

Externally, the gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces, offering the perfect setting for relaxing, dining, and entertaining. The property also benefits from its peaceful position overlooking greenery, while remaining within easy reach of Holt's excellent amenities, schools, and transport links.

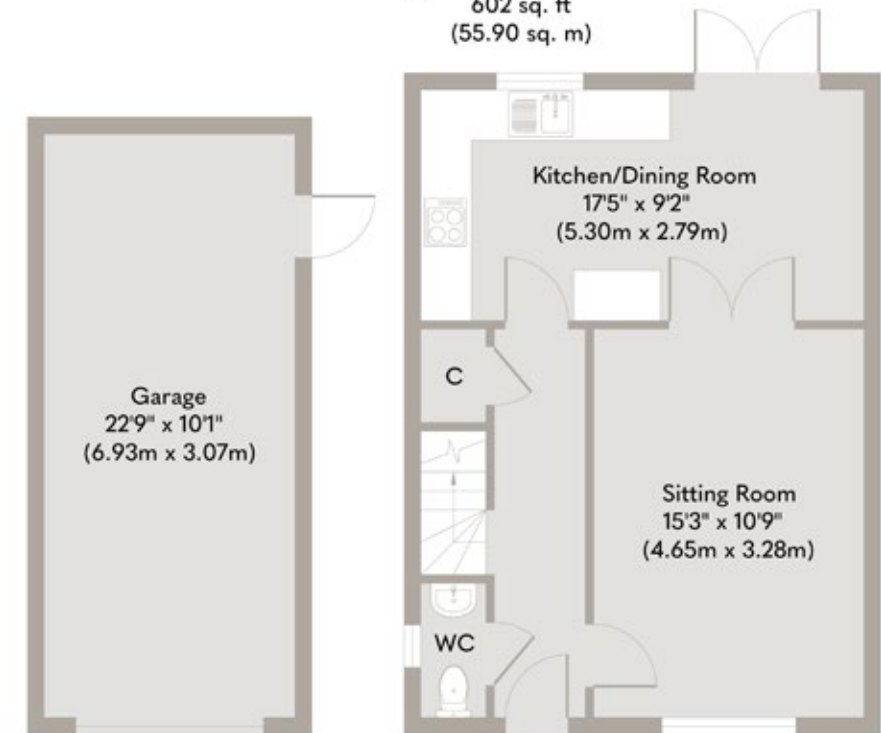
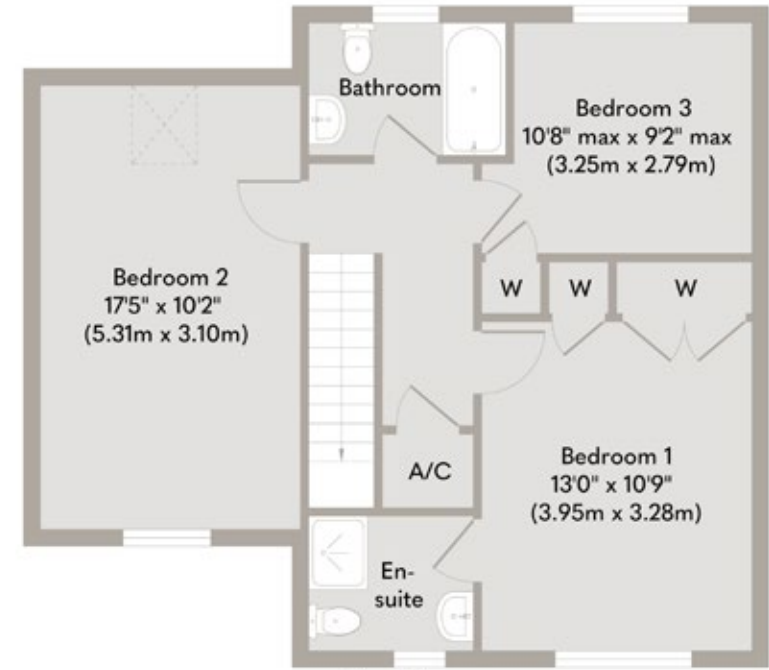
This exceptional home combines contemporary living, a desirable location, and quality improvements throughout, making it an ideal choice for families seeking a stylish and low-maintenance property in Holt.





We would describe our home as spacious, convenient and peaceful. Moving here has given us better access to the outdoors, and a wide range of leisure activities, making it a wonderful place to enjoy an active lifestyle.





Ground Floor
Approximate Floor Area
424 sq. ft
(39.40 sq. m)

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



“One of the things we’ve enjoyed most is the setting – peaceful and private with greenery all around, yet just moments from Holt, the North Norfolk coast and excellent transport connections.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating. Property benefits from solar PV panels.

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

A. Ref:- 0350-3958-8370-2094-7661

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: ///apricot.ears.worthy

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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