



4 Rowan Way, Holt

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Independent Estate Agents  
Pointens





**4 Rowan Way,  
Holt, Norfolk NR25 6TZ**

North Norfolk Coast 2 miles,  
Norwich 20 miles

The property offered for sale is a well presented detached spacious 3 bedroom bungalow situated in one of Holt's favoured locations. Rowan Way is a quiet residential area with direct pedestrian access to Holt High Street via a footpath and Peacock Lane. A particular feature is the very private south facing garden.

**GUIDE PRICE £439,950**



## THE PROPERTY

The property offered for sale is a well presented, detached three bedroom bungalow pleasantly located on this popular and much sought after select development of bungalows which is a short stroll from Holt town centre. The accommodation briefly comprises: an entrance hall, a double aspect sitting room with a fireplace, garden room, a well fitted out kitchen, utility room, master bedroom with en-suite, two further bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and modern UPVC double glazing throughout. Outside, the property is approached over a driveway leading to a detached brick and tile garage. To the front of the bungalow is a lawned garden and to the rear is a very private due south facing garden.

## LOCATION

Rowan Way is within a quiet residential area with pedestrian access to Holt High Street via a footpath and Peacock Lane. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

## DIRECTIONS

**On foot** from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. At the end of Peacock Lane bear right and follow the track for around 200 yards. Rowan Way will then be found on the left. Once in Rowan Way take the first right hand turning and no 4 will be found on the right hand side.

**By road**, from Holt High Street proceed into Cromer Road. Upon reaching Gresham's Prep School turn left into Kelling Road. Take the third left turning by the Sports Centre into Woodfield Road. Continue for around ¼ mile whereupon you will find Rowan Way on your right hand side. Once in Rowan Way take the first right hand turning and no 4 will be found on the right hand side.

## ACCOMMODATION

The accommodation comprises:

### Entrance Canopy

Front door, leading to -

### Entrance Hall

Radiator.

### Sitting Room/Dining Room (L shaped)(21' x 17'4 double aspect)

Open fireplace with a wooden surround and granite hearth housing a gas fire. Three radiators, Television point.

### Kitchen/Dining Room (12' x 11'8)

Fitted range of base units with wooden work surfaces over, Double oven, Surface hob, Extractor fan. Inset one and a half bowl sink with mixer tap, dishwasher, fitted fridge freezer. Range of matching wall units, radiator, tiled floor. Door to:

### Utility Room (6'10 x 5'6)

Radiator, fitted base units, automatic washing machine/tumble dryer, inset single drainer sink with mixer tap. Airing cupboard with fitted shelving housing the gas fired boiler (fitted in about 2022) for central heating and domestic hot water and a water softener. Tiled floor, door to:

### Garden Room (9'3 x 9')

Radiator, double doors leading to the rear garden.

### Bedroom One (12'9 x 10'6)

Fitted wardrobes, television point.

### En-suite

Vanity unit with basin over, WC, radiator. Tiled floor,

### Bedroom Two (12'5 x 9'4)

Built in cupboard, Radiator.

### Bedroom Three (9'5 x 7'10)

Fitted wardrobe and cupboard housing a pull out desk. Television point, radiator.

### Bathroom

Panelled bath with shower over. Fitted shower screen. Vanity unit with washbasin over, WC, Radiator. Electric shaver point, Tiled floor.

### Curtilage

The property is approached over a concrete driveway, this leads to a detached brick and tile garage (18'10 x 8'8) with up and over door, electric power and light and a door to garden. To the front of the bungalow is a lawned garden and two gates either side of the property which lead to the due south facing very private rear garden. This is mostly laid to lawn with various inset flower and shrub beds, and fruits trees and a wooden garden shed. All fully enclosed with wooden panel fencing.

### General Information

**Tenure:** Freehold.

**Council Tax Band:** E (2025/26—£2876.08)

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Services:** All mains services are connected.

**Energy Performance Certificate:** C

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

**Ref:** H313434.

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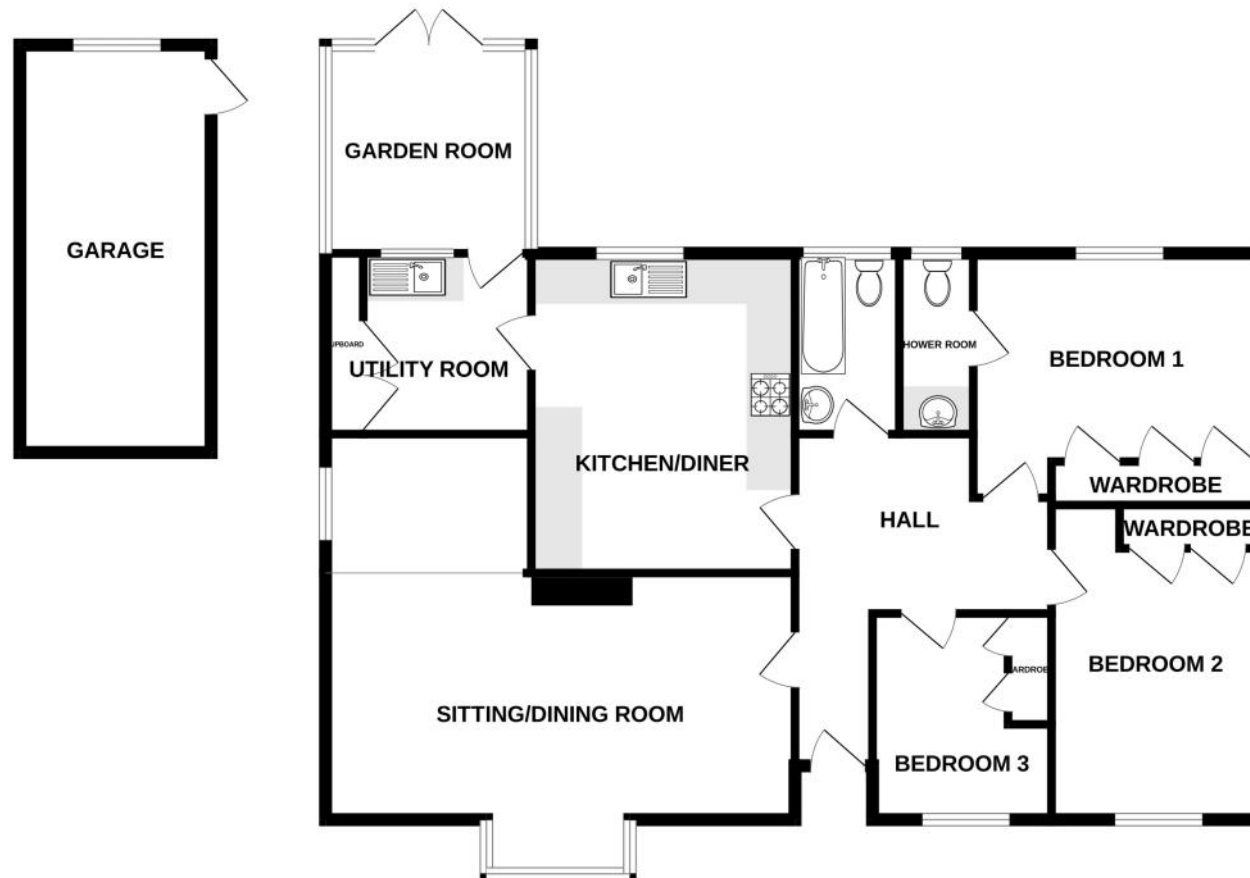
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GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.



4 ROWAN WAY HOLT, NR25 6TZ

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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