



INTRODUCING

1 Barn Owl Drive

Holt, Norfolk

SOWERBYS



THE STORY OF

1 Barn Owl Drive

Holt, Norfolk
NR25 6GP

Offered With No
Onward Chain

Modern Semi-Detached Home
Built by Lovell Homes

Principal Bedroom with
En-Suite Shower Room

Further Double Bedroom and
Modern Family Bathroom

Due South-Facing Rear Garden

Off-Street Parking

Gas Fired Central Heating and
Double Glazing Throughout

Remainder Of NHBC
Guarantee

SOWERBYS HOLT OFFICE
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Set within a quiet cul-de-sac on the south eastern edge of town, this modern Lovell Homes property offers a practical and well-balanced home with the added advantage of a beautifully orientated south-facing garden and no onward chain.

Designed for easy day-to-day living, the house combines contemporary finishes with a layout that works equally well for busy professionals, first-time buyers or those looking to downsize without compromise. The kitchen/diner forms the heart of the home, while the sitting room enjoys a comfortable connection to the garden beyond.

Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by a further double bedroom and a modern family bathroom, all presented in a clean and neutral style ready to move straight into.

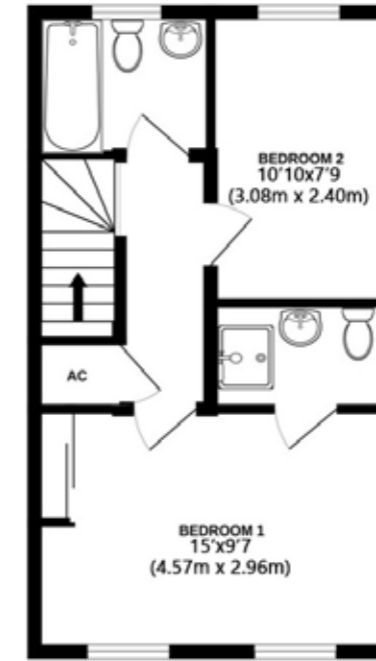
Outside, the rear garden is a particular highlight. Enjoying a due south aspect, it offers an attractive and private setting for outdoor dining, gardening or simply making the most of the sun throughout the day. Off-street parking adds further practicality, while the remainder of the NHBC guarantee provides reassurance for years to come.

Well positioned for access into town and nearby amenities, this is a home that delivers low-maintenance modern living in a peaceful residential setting.



A contemporary Lovell Homes property offering a effortless balance of style, comfort and practicality.





1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1 BARN OWL CLOSE, HOLT NR25 6GP
TOTAL FLOOR AREA 705sq.ft (71.4 sqm) 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.

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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 Sowerbys



“Tucked away within a peaceful cul-de-sac on the south eastern edge of town.”



SERVICES CONNECTED

Mains water, electricity and drainage. Central heating to be confirmed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8241-7430-6119-0775-0926.

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: ///driver.farmland.swoop

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SOWERBYS

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