



THE STORY OF

6 Lockhart Drive

Holt, Norfolk

SOWERBYS



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6 Lockhart Drive

Holt, Norfolk
NR25 6FP

Modern Four-Bedroom Family Home on the
Popular Hopkins Homes Development

Prime Holt Location Opposite Gresham's and
within Walking Distance of the Town Centre

Spacious Dual-Aspect Sitting Room
with Feature Gas Fireplace

Sociable Kitchen/Dining Room with
French Doors Opening to the Garden

Separate Utility Area and
Convenient Downstairs WC

Principal Bedroom with En-Suite Bathroom

Private, Sunny and Well-
Maintained Walled Garden

Car Port Providing Parking for Two
Vehicles Plus a Single Garage

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

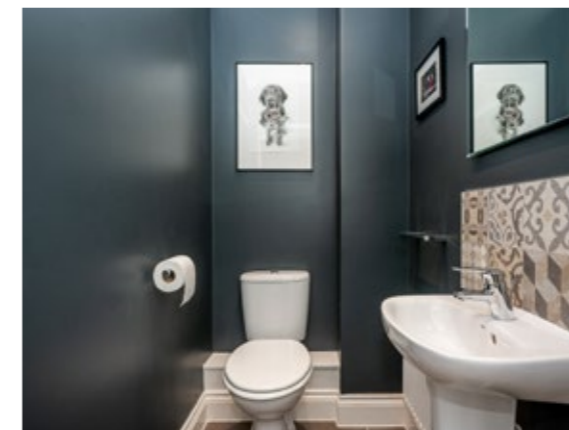


The ground floor features generous reception space, including a bright and inviting dual-aspect sitting room centred around a charming gas fireplace, creating a warm and welcoming atmosphere. The kitchen/diner provides a wonderful sociable hub of the home, complete with french doors opening out to the garden, as well as a practical adjoining utility area. A convenient downstairs WC is located off the entrance hall.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, offering a comfortable and private retreat.

Outside, the property benefits from a beautifully maintained, sunny walled garden to the side, providing a private and peaceful outdoor space. There is also parking for two vehicles beneath a car port, along with a single garage.

Perfectly positioned opposite Gresham's and within easy walking distance of Holt town centre, this is an ideal family home in a highly desirable location.





An ideal family home
in a highly desirable
location





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 beautifully maintained, sunny walled garden providing a private and peaceful outdoor space”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0969-1911-3300-9849-2210

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: ///shock.tadpole.unstable

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

