



THE STORY OF

# 19 St. Andrews Close

*Holt, Norfolk*

SOWERBYS



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# 19 St. Andrew Close

Holt, Norfolk  
NR25 6EL

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Extensively Renovated and Beautifully  
Presented Throughout

New Kitchen, Bathrooms, Windows and Doors

Stylish, Elegant Interiors with  
Versatile Living Space

Quiet and Desirable Residential Close

Walking Distance to Holt's Georgian Town Centre

Convenient for Gresham's Independent School

Well-Planned Bedroom  
Accommodation with En-Suite

Established, Landscaped Gardens  
with Seating Areas

Garage and Private Driveway Parking

Turnkey Home Ideal for Modern Family Living



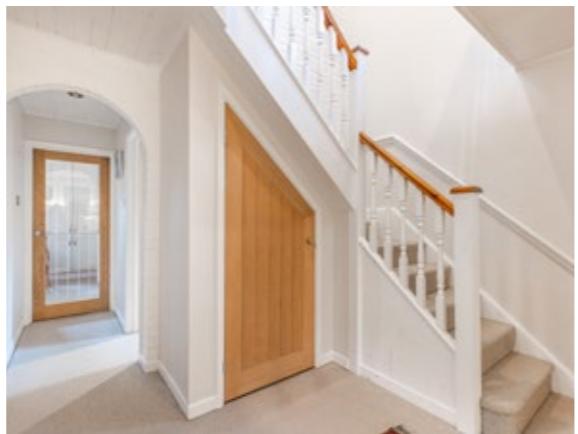
Tucked away in a quiet, highly regarded residential close, this beautifully presented home blends modern living with timeless North Norfolk charm. Extensively renovated by the current owners, it offers stylish, turnkey accommodation finished to a high standard — ideal for comfort, flexibility, and an enviable location. Just moments from Holt's Georgian town centre and within easy reach of Gresham's Independent School, the setting is as practical as it is desirable.

The interior has been thoughtfully redesigned for modern lifestyles, with new windows and doors, contemporary décor, and a seamless flow between living spaces. The ground floor provides versatile reception areas for relaxed everyday living or entertaining. A welcoming sitting room offers a cosy retreat, while the open-plan kitchen and dining area forms the heart of the home. The newly fitted kitchen combines style and practicality, with quality cabinetry and space for family dining, all overlooking the garden.

Upstairs, bedrooms are flexible for family, guests, or home working. The principal bedroom features an en-suite, complemented by further well-proportioned bedrooms served by a modern bathroom and shower room, all finished with understated elegance.

Outside, established, landscaped gardens provide a tranquil setting with lawns, planted borders, and seating areas for year-round enjoyment. To the front, private driveway parking and a garage offer convenience and security.

This home combines style, comfort, and lifestyle. Holt's independent shops, cafés, and restaurants are within walking distance, while the surrounding countryside and North Norfolk coast offer endless leisure opportunities. Gresham's Independent School is also just a short walk away.





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A new home is just the beginning



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Established landscaped gardens provide a tranquil setting for year-round enjoyment.



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 in a quiet and highly regarded close, just moments from Holt's Georgian town centre."



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0011-2384-7070-2429-9365

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: ///vegetable.nutrients.extensive

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# SOWERBYS

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