



INTRODUCING

28 Neil Avenue

*Holt, Norfolk*

SOWERBYS

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THE STORY OF

## 28 Neil Avenue

Holt, Norfolk  
NR25 6TG

Built by Hopkins  
Homes in 2002

Four-Bedroom Semi-  
Detached Home

Sociable Kitchen and Dining  
Space with Garden Connection

Garden Room overlooking  
the Rear Garden

Sitting Room with  
Coal-effect Gas Fire

Principal Bedroom with  
En-suite Shower Room

South-facing Rear Garden

Driveway Parking Leading to a  
Garage with Gated Side Access

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com

Built by the award-winning Hopkins Homes in 2002, this beautifully maintained four-bedroom home offers generous and well-balanced accommodation, perfectly suited to modern family life. Thoughtfully designed and presented throughout, the property enjoys a particularly appealing position with a private south-facing garden, creating a wonderful backdrop for both everyday living and entertaining.

At the heart of the home is a sociable kitchen and dining space, naturally connecting with the garden room beyond. Filled with light and enjoying views across the landscaped garden, this additional reception area provides a versatile space to relax throughout the seasons. The sitting room offers a welcoming retreat, centred around a coal-effect gas fire, making it an inviting place to gather on cooler evenings.

Upstairs, the principal bedroom benefits from the convenience of an en-suite shower room, while three further bedrooms provide flexibility for growing families, guests or those working from home. A well-appointed family bathroom serves the remaining accommodation.

The property has been carefully cared for and benefits from modern comforts including gas-fired central heating, double glazing throughout, a security alarm system and attractive coved ceilings, all contributing to its comfortable and practical appeal.

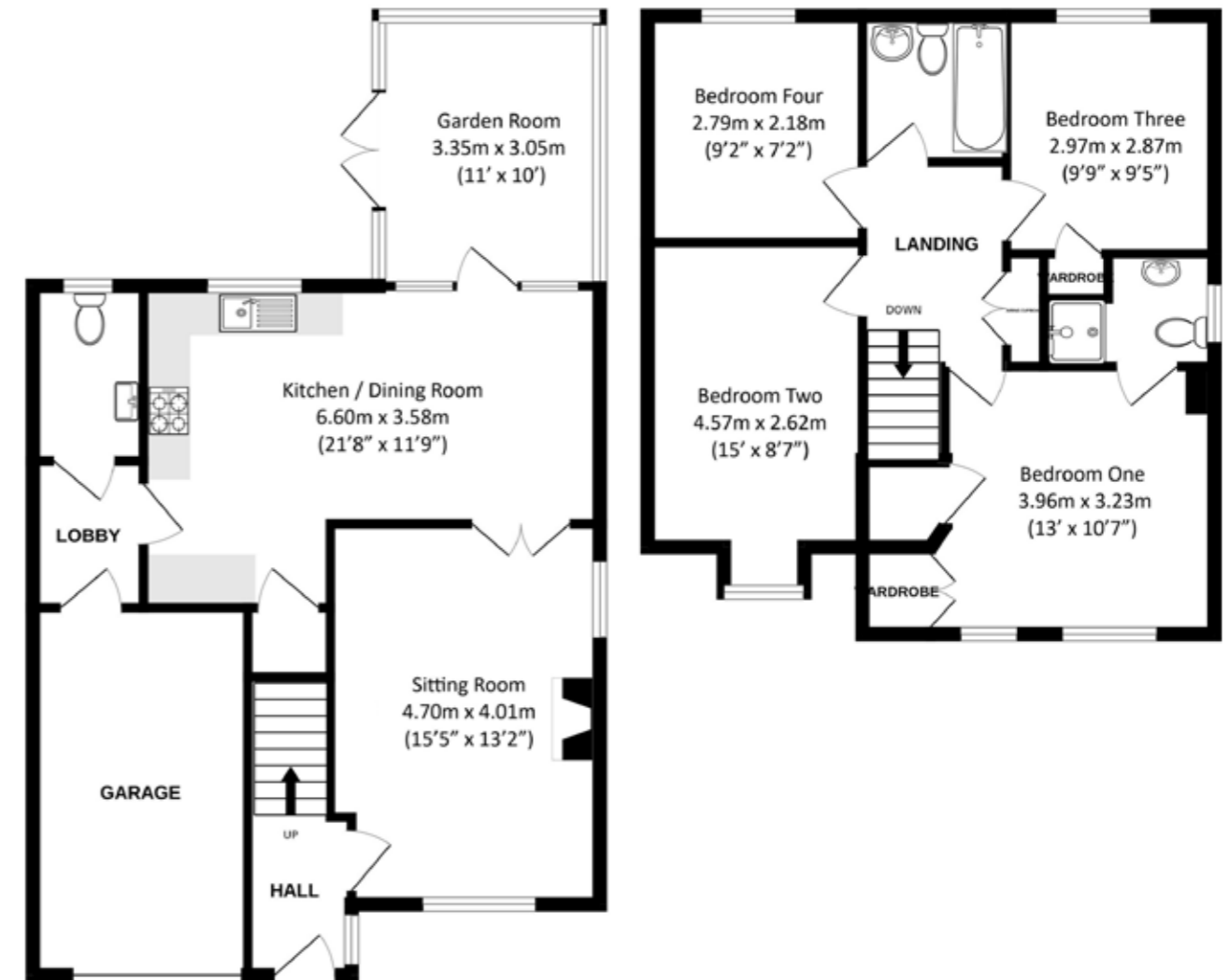
Outside, the home continues to impress. A shingled driveway provides ample parking and leads to the garage, while gated side access opens into the beautifully tended rear garden. Enjoying a desirable southerly aspect, this private outdoor space is ideal for al fresco dining, gardening enthusiasts or simply unwinding in the sunshine. Combining quality construction, spacious accommodation and a highly desirable setting, this is a home ready to be enjoyed by its next owners.





**GROUND FLOOR**  
711 sq.ft. (66.1 sq.m.) approx.

**1ST FLOOR**  
542 sq.ft. (50.4 sq.m.) 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



“A welcoming sitting room centred around a coal-effect gas fire, creating a warm and comfortable space for relaxing and unwinding.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2424-3061-2204-1896-4204

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: ///trapdoor.otter.boards

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# SOWERBYS

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

