



INTRODUCING

15 Meadow Close

Holt, Norfolk

SOWERBYS



THE STORY OF

15 Meadow Close

Holt, Norfolk
NR25 6JP

Detached Two Bedroom
Bungalow

No Onward Chain

Sought-After Residential
Location Close to High Street
and Gresham's School

Unusually Spacious
Room Proportions

Bright Garden Room with
Doors to the Rear Garden

Garage and Private
Off-Road Parking

Enclosed Front, Side
and Rear Gardens

UPVC Double Glazing and
Gas-Fired Central Heating

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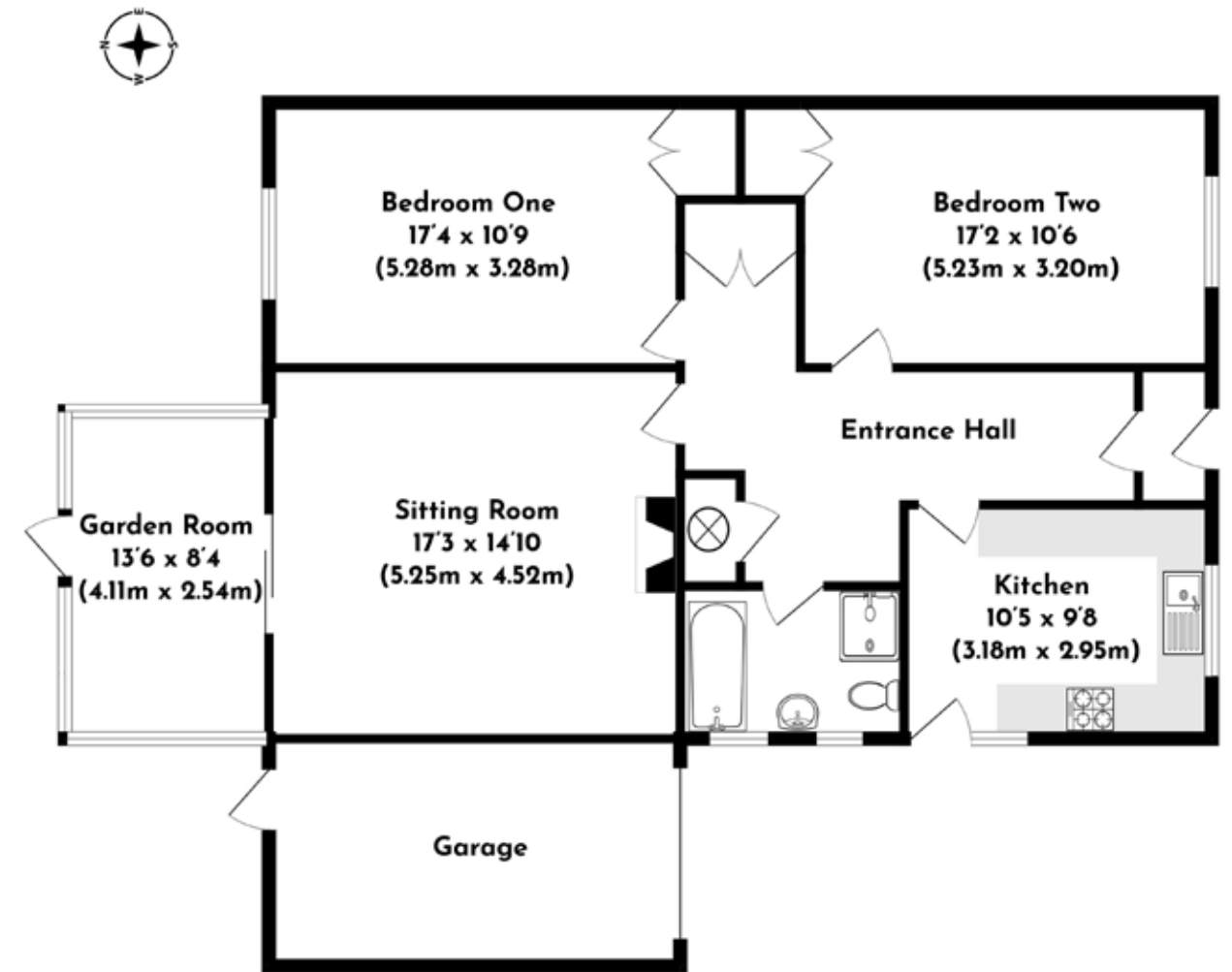
A spacious detached two-bedroom bungalow, ideally positioned in one of Holt's most sought-after residential areas, within easy level walking distance of the High Street and close to Gresham's School. Offered for sale with the benefit of no onward chain, this generously proportioned home presents an excellent opportunity for those seeking comfortable single-storey living in a highly convenient location.

The accommodation comprises an entrance porch leading into a welcoming hallway, a spacious sitting room with an attractive fireplace, and a bright garden room overlooking the rear garden with double doors opening outside. The kitchen is fitted with a range of base and wall units and provides access to the side of the property.

There are two particularly generous double bedrooms, both with fitted wardrobes, together with a well-appointed family bathroom featuring both a bath and separate shower cubicle. The property further benefits from UPVC double glazing and gas-fired central heating throughout.

Outside, a brick weave driveway provides ample off-road parking and leads to a garage with an electric up-and-over door, power, lighting and a personnel door. The gardens extend to the front, side and rear of the bungalow, with the front designed for ease of maintenance and complemented by established shrubs. To the rear, the enclosed garden is predominantly paved, creating an ideal space for relaxing or outdoor dining, with attractive flower and shrub borders and a timber garden shed.





GROUND FLOOR
1296 sq.ft. (120.4 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



“The property is conveniently positioned a short, level walk from the town centre and Gresham’s School...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2783-5342-1217-1835-1341

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: ///wedge.brotherly.adhesive

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SOWERBYS

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