



INTRODUCING

Hendrie Road

Holt, Norfolk

SOWERBYS



THE STORY OF

Hendrie Road

Holt, Norfolk
NR25 6RR

Detached Bungalow in
One of Holt's Most Desired
Residential Locations

Short Walk from Holt Town
Centre and Gresham's Schools

Built by Respected Local
Developer Sheringham
Developments

Spacious Dual Aspect Sitting
Room with Wood-Burning Stove

Kitchen/Dining Room
with Granite Worktops
and Neff Appliances

Principal Bedroom with
En-Suite Shower Room

Private, South-Facing Landscaped
Rear Garden with Summer House

Driveway Parking and
Detached Brick-Built Garage

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Built in 1994 by the highly regarded local builder Sheringham Developments, the property has been well cared for and enjoys a superb balance of comfortable living space, quality finishes and attractive gardens.

The welcoming entrance hall leads through to a bright dual aspect sitting room, where a wood-burning stove creates a cosy focal point, while patio doors open directly onto the south-facing rear garden, seamlessly connecting the indoor and outdoor spaces.

At the heart of the home is an impressive kitchen/dining room, fitted with an extensive range of cabinetry, granite work surfaces and integrated appliances, providing both style and practicality. The adjoining utility room offers additional storage, appliance space and direct access outside.

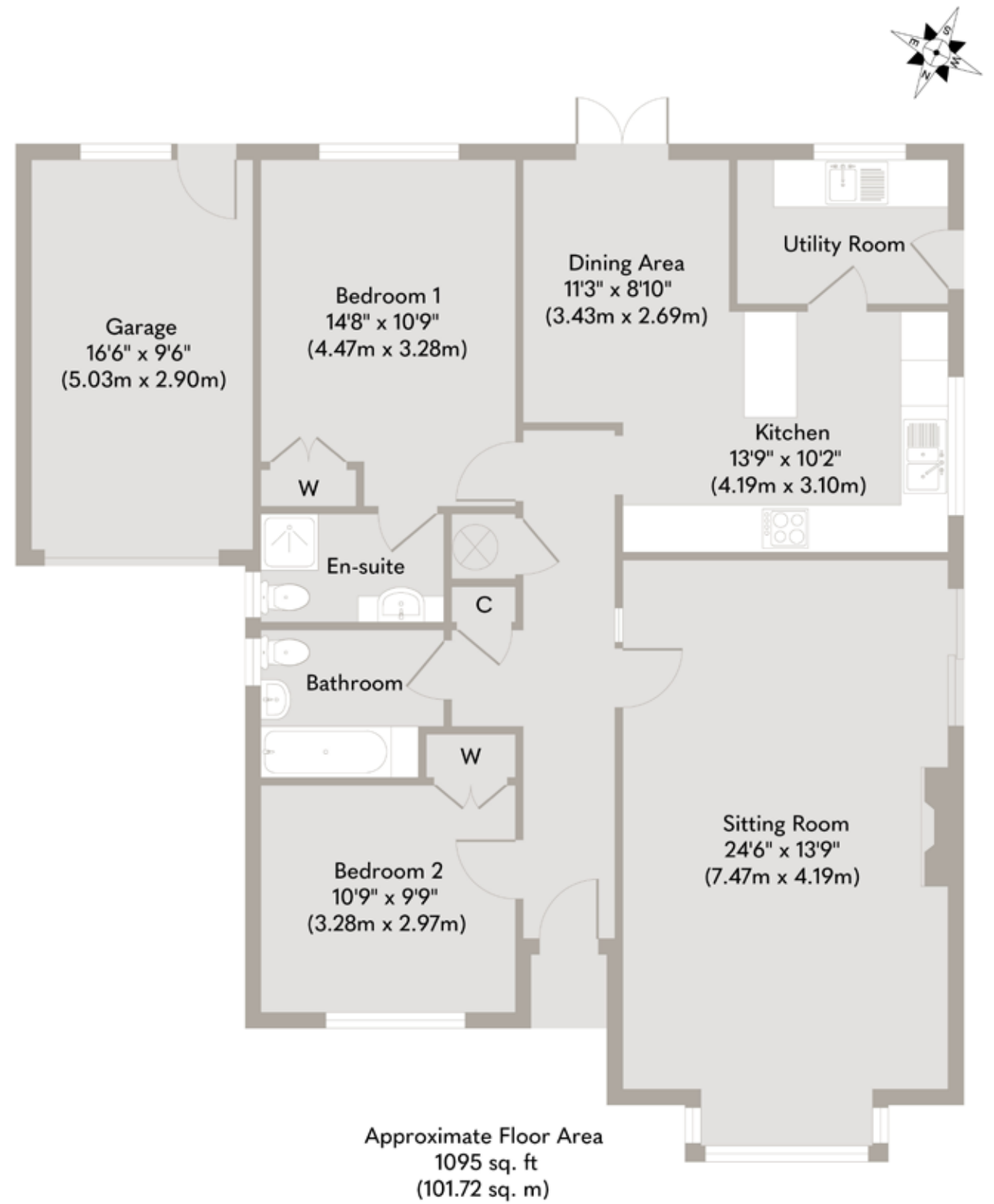
The accommodation includes two generous double bedrooms, both with fitted wardrobes. The principal bedroom benefits from a stylish en suite shower room, while the second bedroom is served by a beautifully appointed family bathroom finished with quality tiling throughout.

Outside, the property is approached via a brick weave driveway providing ample parking and leading to a detached brick and tile garage.

The front garden is neatly laid to lawn with established planting, while gated access to either side leads to the delightful rear garden. Enjoying a private south-facing aspect, the rear garden has been thoughtfully landscaped with a generous lawn, colourful flower and shrub borders, a paved seating terrace and a charming timber summer house, creating a wonderful space to relax or entertain throughout the year.

Offering an enviable combination of location, presentation and practicality, this is a superb home that will appeal to those looking to enjoy the very best of Holt living.





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 south-facing garden has been a real joy – from morning coffee on the terrace to long summer evenings surrounded by colour and birdsong.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///doctors.sensible.beaten

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SOWERBYS

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