



THE STORY OF

# 17 Robin Close

*Holt, Norfolk*

SOWERBYS



THE STORY OF

# 17 Robin Close

Holt, Norfolk  
NR25 6GD

---

Exquisite Detached Home

Immaculate Condition

Constructed in 2020

Five Bedrooms

Three Bathrooms

Large Rear Garden

Double Garage

Easy Access to the Centre of Holt

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Welcome to 17 Robin Close, a beautiful five bedroom, three bathroom detached home in the lovely town of Holt. Built in 2020 by Lovell Homes, this house has been well looked after by its original owners and is in excellent condition.

This home is designed for families, with a layout spread over three floors, providing plenty of space for everyone to relax and enjoy. The rooms flow into each other freely, creating an open and welcoming atmosphere.

The interior is finished to a high standard, with spacious bedrooms, well-equipped bathrooms, and a modern kitchen with high specification appliances. The living areas are spacious, making this perfect for everyday life and entertaining guests.

Outside, the rear garden is a great space for outdoor activities and family gatherings, offering peace and privacy in the serene surroundings of North Norfolk.

In addition to its stunning interior, 17 Robin Close features a spacious double garage, offering secure parking and ample storage space. With parking available for up to 6 cars, this home blends practicality with luxury, perfect for those seeking modern living in a peaceful setting

Discover the perfect blend of elegance, comfort, and functionality at 17 Robin Close. Your dream home in Holt awaits—experience the best of North Norfolk living today.





Every bedroom is a serene space to retreat to at the end of the day.







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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



# 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 deli and 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 savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. 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 the Vendor



Holt Town.

“A wonderful location with everything you could wish for on the doorstep.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 8451-7537-6660-3332-3926

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: ///barbarian.epidemics.congas

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

