



THE STORY OF

# 1 Burrell Close

*Holt, Norfolk*

SOWERBYS



THE STORY OF

# 1 Burrell Close

Holt, Norfolk  
NR25 6DT

Detached Home with Four Generous  
Bedrooms and Three Bathrooms

Fully Refurbished to a High  
Specification Throughout

Contemporary Kitchen with Premium  
Appliances and Finishes

Light-Filled Living Areas with a Flexible Layout

Beautifully Landscaped Rear  
Garden Ideal for Entertaining

Large Brickweave Driveway with Ample Parking

Prime Location Close to Gresham's  
Schools and Holt High Street

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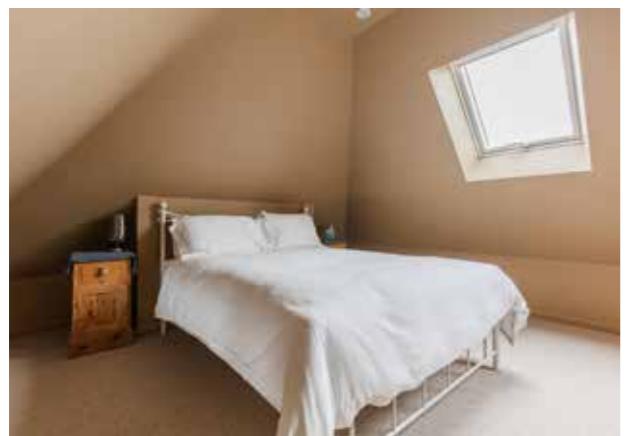


**T**ucked away just a short stroll from the heart of Holt, 1 Burrell Close is a beautifully renovated home that perfectly blends modern refinement with timeless comfort. With four spacious bedrooms and three stylish bathrooms, this detached property has been upgraded to an exceptional standard, offering both elegance and practicality for contemporary living.

Light-filled and welcoming interiors provide a versatile layout designed for family life and entertaining. A generous entrance hall sets the tone, leading into expansive living spaces where natural light floods through, creating a warm and inviting atmosphere. At the heart of the home, the sleek contemporary kitchen - complete with premium appliances and high-end finishes - is ideal for everyday living as well as hosting guests.

Upstairs, the bedrooms each offer a restful retreat, while the bathrooms have been finished with a touch of luxury, combining modern fittings with quality design. The property also offers flexible space, perfectly suited for a home office, gym, or playroom, ensuring adaptability to evolving needs.

Outside, the landscaped garden provides a private haven, perfect for al fresco dining or simply enjoying the seasons. A large brickweave driveway adds convenience, while the enviable location places Gresham's schools, boutique shops, and Holt's vibrant eateries within easy reach. Combining the charm of a market town setting with a contemporary finish, this is more than just a house - it's a lifestyle waiting to be enjoyed.



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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



Garden in Bloom



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 8709-7824-8029-1527-2583

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: //star.things.brisk

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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