



THE STORY OF

2 Woodpecker Avenue

Holt, Norfolk

SOWERBYS



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Holt, Norfolk
NR25 6GJ

- Brick and Flint Property
- Accommodation over Three Floors
- Five Bedrooms
- Double Garage
- Walled Garden
- Outskirts of Town Location
- Open Plan Reception Space
- En-Suite Bathroom to Principal

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This contemporary three-storey property combines a handsome brick-and-flint façade with a thoughtfully designed interior, offering space, comfort, and style throughout.

The accommodation extends across three floors and features five generously proportioned bedrooms, including a master suite with its own en-suite bathroom. The ground floor is wonderfully open plan, providing a light-filled and versatile living space, enhanced further by a bright conservatory that opens onto the garden.

The property benefits from a good-sized frontage, while to the rear a private lawned garden creates the perfect setting for relaxation or entertaining. Every detail has been carefully finished, resulting in a home that feels both contemporary and welcoming – truly move-in ready.

“We love the breakfast bar in the kitchen, it’s right at the heart of the home and such a fun place to gather.”

With its blend of modern comfort, attractive design, and excellent location close to Holt’s amenities, 2 Woodpecker Avenue is an ideal choice for families or anyone seeking a stylish and spacious home.



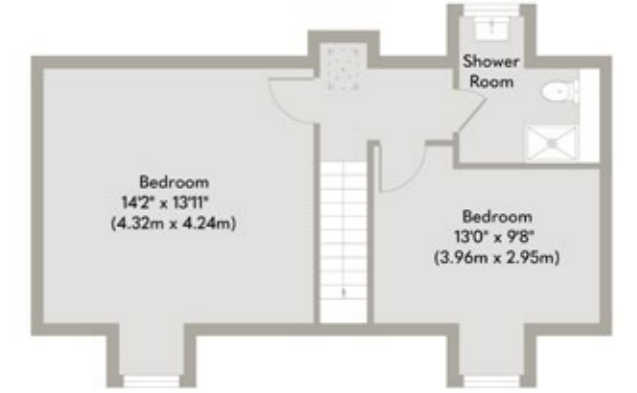


We would describe our property as a spacious family home.

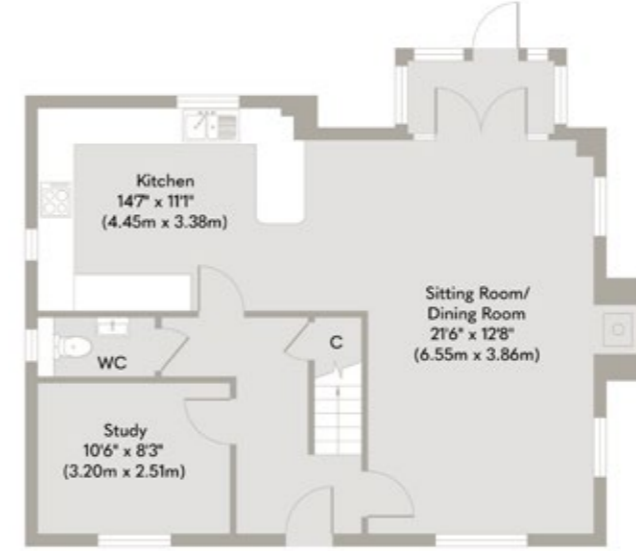




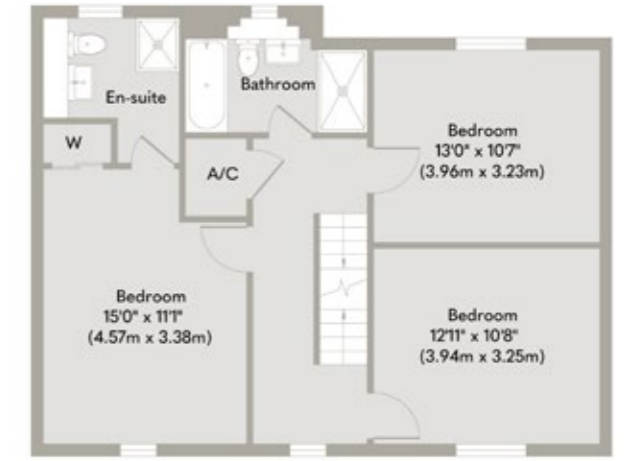
Garage



Second Floor
Approximate Floor Area
452 sq. ft
(41.99 sq. m)



Ground Floor
Approximate Floor Area
723 sq. ft
(67.16 sq. m)



First Floor
Approximate Floor Area
678 sq. ft
(62.98 sq. m)

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 the Vendor



“This has been a happy family home in a beautiful area.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 2558-6032-7336-5088-7984

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: ///amps.turned.surface

AGENT'S NOTE

For the upkeep and maintenance of all communal areas on this development, there is a service charge payable of £77 every 6 months.

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

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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