



THE STORY OF
Holt Gables
Holt, Norfolk

SOWERBYS



THE STORY OF

Holt Gables

59 Hempstead Road, Holt, Norfolk
NR25 6DQ

Modern Semi-Detached House

Large Landscaped Garden

Ample Parking

Open-Plan Reception Spaces

Four Generous Bedrooms

Utility Room

Light Filled Accommodation

Walking Distance to Country Park

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This beautifully presented property combines modern design with practical family living in a highly desirable location.

The house is approached via a generous driveway providing off-road parking for several vehicles. Inside, the ground floor is designed around an impressive open-plan living space, featuring a sleek, modern kitchen centred on a large island – perfect for entertaining and everyday living alike. The space flows seamlessly to a dining area and a cosy lounge zone, creating a bright and sociable hub at the heart of the home. A separate reception room, originally intended as a sitting room, is currently utilised as a guest bedroom, offering flexible accommodation depending on needs. Completing the ground floor is a useful utility room with direct access to the rear garden, as well as a convenient downstairs WC off the entrance hall.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

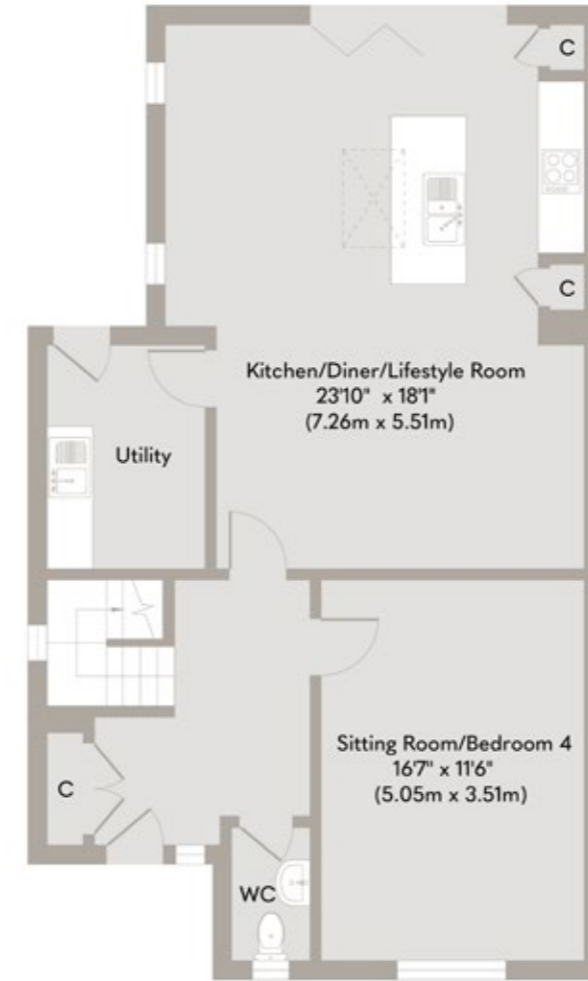
To the rear, the garden has been thoughtfully and attractively landscaped to create a private outdoor retreat with distinct areas for relaxing, dining and enjoying the outdoors.

Located in the popular Holt Gables development, the property benefits from being within walking distance of Holt Country Park in one direction and the charming town centre in the other, offering the perfect balance of town convenience and access to open green spaces.

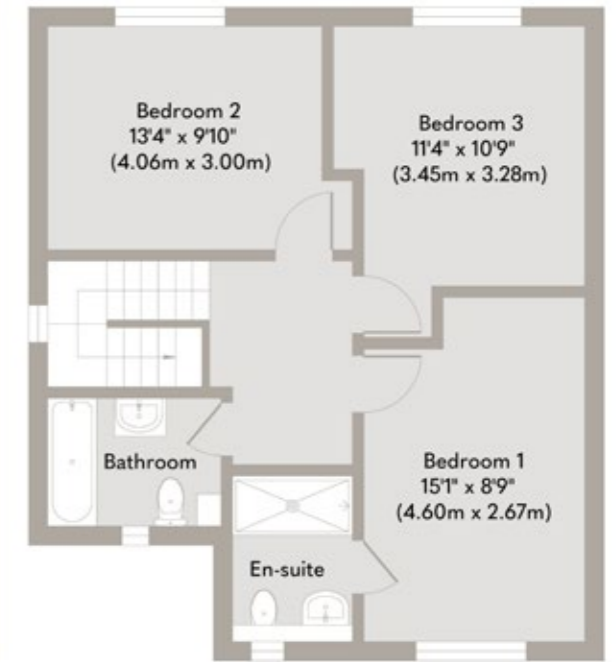


A beautifully presented home combining modern design with practical family living.





Ground Floor
Approximate Floor Area
850 sq. ft
(78.95 sq. m)



First Floor
Approximate Floor Area
592 sq. ft
(55.02 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 Sowerbys



“...the perfect balance of town convenience and access to open green spaces.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 2868-0007-7349-3688-2954

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: ///stammer.catching.airports

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SOWERBYS

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