



THE STORY OF

20 Woodpecker Avenue

Holt, Norfolk

SOWERBYS



THE STORY OF

20 Woodpecker Avenue

Holt, Norfolk
NR25 6GJ

Modern Detached House

Good Condition Throughout

Sealed Unit Double Glazed Windows

Three Reception Rooms

Four Double Bedrooms, with Master En-Suite

Ample Off Street Parking

Large Garage

Enclosed Rear Garden

Close to Holt Country Park

No Onward Chain

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Constructed in 2018 by Lovell Homes, this exceptionally well-appointed detached house occupies an attractive position towards the southern outskirts of the town, just approximately 500 yards from Holt Country Park. The park extends to around 100 acres of mixed woodland and provides an extensive network of walks, together with an abundance of wildlife.

The property offers well-proportioned and versatile accommodation arranged over two floors. The ground floor comprises an entrance hall, generous sitting room, dining room, study, well-equipped kitchen/dining room and cloakroom. To the first floor, the landing gives access to four double bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

The house is further complemented by sealed unit double glazing, gas-fired central heating and the remainder of a 10-year NHBC guarantee.

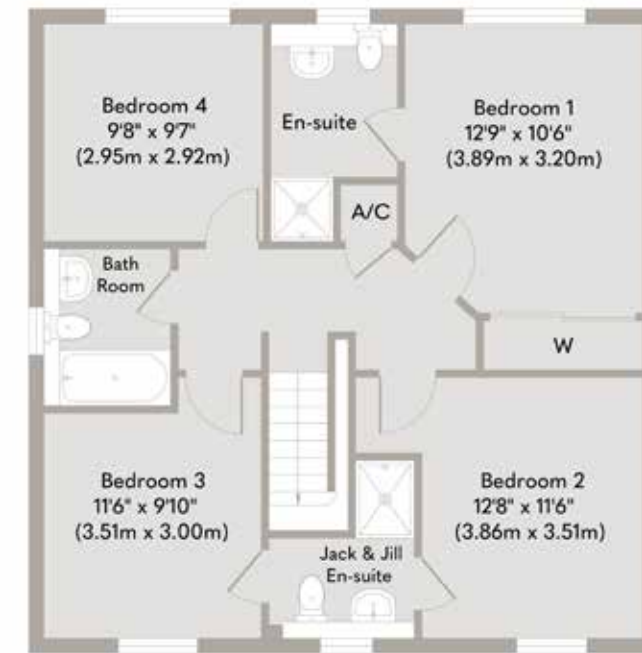
Outside, a brick-weave driveway provides ample off-street parking and leads to the attached garage. To the rear is a fully enclosed garden, predominantly laid to lawn and complemented by a paved terrace and a selection of established flower and shrub borders, providing an ideal setting for outdoor entertaining and relaxation.

The property is offered for sale with the benefit of no onward chain.



The house has been wonderfully spacious and versatile, with plenty of room for both family life and working from home.





First Floor
Approximate Floor Area
715 sq. ft
(66.42 sq. m)



Ground Floor
Approximate Floor Area
715 sq. ft
(66.42 sq. m)



Garage

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 2026 | 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 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



“It’s a setting
incredibly
convenient
for Holt and
everything the
town has to offer.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:-0651-3884-7469-9698-7465

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: ///housework.lamppost.buzzards

AGENT’S NOTE

£150 Annual charge for the maintenance of communal areas.

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

