



THE STORY OF

# 29 Pearsons Road

*Holt, Norfolk*

**SOWERBYS**



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# 29 Pearsons Road

Holt, Norfolk  
NR25 6EJ

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Spacious Detached Bungalow in a  
Sought-After Holt Location

Within Easy Walking Distance  
of the Town Centre

Extended Over Time to Create Generous  
and Flexible Accommodation

Large, Well-Proportioned Rooms Throughout

Choice of Versatile Reception Spaces

Large Sociable Kitchen/Dining Room

Well-Presented and Maintained

Private and Secluded Rear Garden  
with a Spacious Summerhouse

In-and-Out Driveway with Ample  
Parking and Integral Garage

Offered Chain Free

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**SOWERBYS HOLT OFFICE**

01263 710777

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



Extended over time to create a home of impressive proportions, the property offers a flexible layout with large, well-balanced rooms throughout and a choice of reception spaces, making it perfectly suited to a range of buyers - whether downsizing without compromise, seeking single-storey living, or looking for a home with plenty of entertaining space.

At the heart of the property is a large and sociable kitchen/dining room, ideal for everyday living and gathering with family and friends. The interiors are presented to a clean and well-maintained standard throughout, allowing a buyer to move straight in and enjoy the space on offer.

Outside, the property continues to impress. A large garden to the rear provides a wonderful degree of privacy and seclusion, with plenty of room to relax, entertain, or enjoy the outdoors. A particularly useful addition is the summerhouse, offering excellent potential as a hobby space, garden retreat, or peaceful spot to unwind.

To the front, an in-and-out driveway provides convenience and ample parking, while the integral garage adds further practicality and storage.

Offered to the market chain free, this is a rare opportunity to acquire a spacious detached bungalow in one of Holt's most convenient and desirable residential locations.



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



“...a wonderful degree of privacy and seclusion, with plenty of room to relax, entertain, or enjoy the outdoors.”



### SERVICES CONNECTED

Mains electricity, water, drainage and gas.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 0432-3060-7204-6686-8204

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: ///instilled.widest.scope

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# SOWERBYS

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in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

