Introducing
Woodpecker Avenue, Holt

SOWERBYS

This impressive two bedroom detached house is situated on the Lovells Heath Farm development, located close to the Holt Country Park and the beautiful Norfolk coast. Offering spacious accommodation and finished to a high specification throughout. In brief accommodation comprises two bedrooms with master en-suite, family bathroom, modern fitted kitchen/dining room, sitting room and downstairs WC.

Upon entering the property, prospective tenants are welcomed straight in to the entrance hallway which leads in to the sitting room. The sitting room boasting fantastic dimensions offering space for all desired contents and furnishings and patio doors out to the garden. The modern fitted kitchen/diner features an abundance of both cupboard and worktop space perfect for food preparation! The kitchen is inclusive of integral fridge freezer, gas oven/hob with space for a washing machine. There is also space for a dining table. To finish the ground floor accommodation prospective tenants will find a cloakroom complete with wash basin and WC.

Located in the entrance hallway prospective tenants will find stairs leading to the first floor accommodation which is home to the master bedroom with en-suite shower room, second bedroom and family bathroom. Both the primary and second bedrooms within the property are comfortable double rooms with space for all desired contents and furnishings. The primary bedroom is complete with fitted wardrobes and the second bedroom would alternatively make the perfect office/study space for those working from home. To finish the internal accommodation, the family bathroom is complete with bath, heated towel rail, wash basin and WC.

Externally the property benefits from a private rear enclosed garden which mostly laid to lawn also has a patio area which is perfect for any garden furnishings/contents. The property further benefits from its own private driveway providing off road parking for two cars. The house is fired by gas central heating and has UPVC double glazing throughout.

HOLT

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.

AGENT' NOTES

No pets
No smoking
Available 7th July 2025

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B.
The reference number or full certificate can be obtained from Sowerbys upon request.
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.

LOCATION

What3Words: TBC

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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