

THE STORY OF

16 Arkell Avenue

Holt, Norfolk

SOWERBYS

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16 Arkell Avenue

Holt, Norfolk
NR25 6FQ

No Onward Chain

Immaculately Presented Two Bedroom Semi-Detached House

Attractive Buff Brick Exterior

Situated on the Popular Hopkins Homes Development in Holt

Well-Presented Kitchen with Fitted Appliances

Spacious Lounge/Diner

Convenient Downstairs WC

Two Generous Double Bedrooms with Modern Family Bathroom

Surprisingly Generous Rear Garden

Long Driveway Providing Off-Road Parking for up to Four Cars

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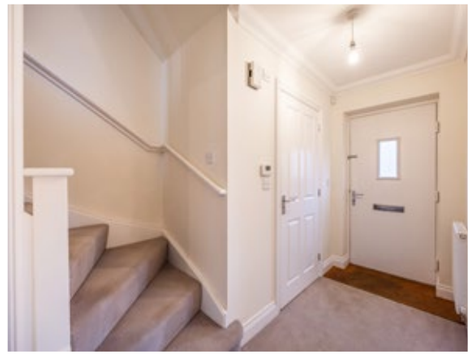


An immaculately presented two-bedroom semi-detached home, offered chain free and ready to move straight into.

Situated on the popular Hopkins Homes development in Holt, this attractive buff brick property offers well-presented accommodation throughout, making it an ideal home for first-time buyers, downsizers or those looking for a ready-made investment.

The ground floor comprises a well-appointed kitchen with fitted appliances, a spacious lounge/diner providing plenty of room for both relaxing and entertaining, and the added convenience of a downstairs WC.
Upstairs, there are two generous double bedrooms, together with a family bathroom.

Outside, the property continues to impress with a surprisingly generous rear garden, offering plenty of space to enjoy the outdoors. To the front, a long driveway provides off-road parking for up to four vehicles, a fantastic practical feature.

Offered to the market chain free, this lovely home is ready for its next owners to move straight in and enjoy.







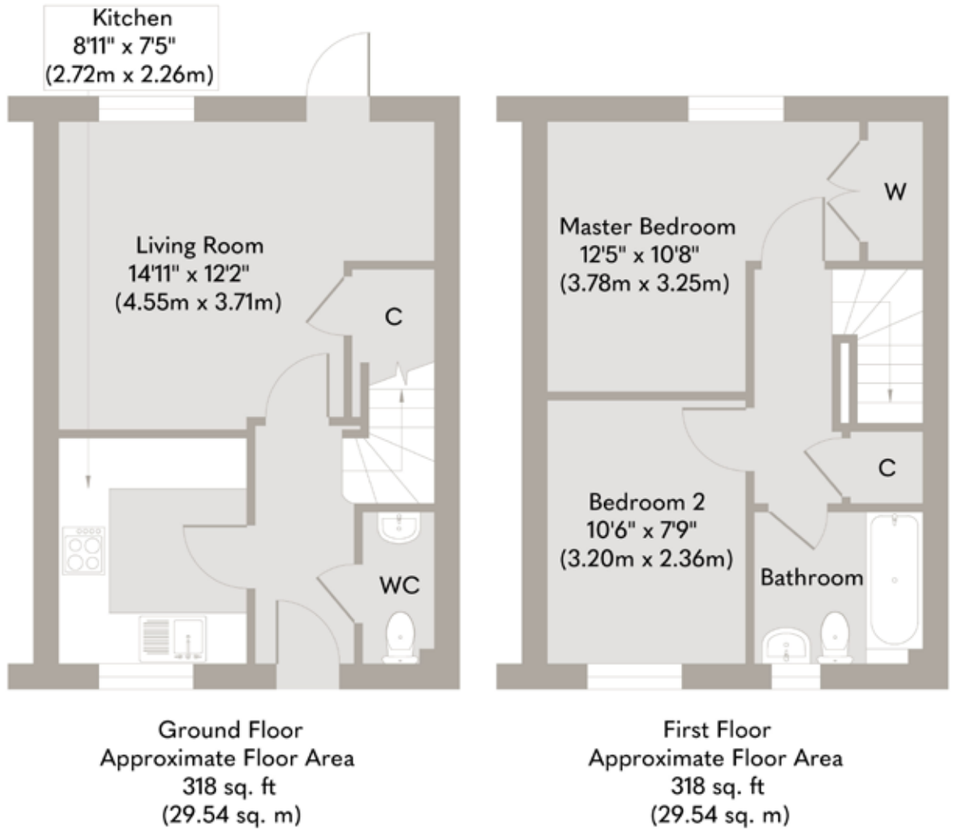
A beautiful family home in a highly desirable area.











Ground Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

First Floor
Approximate Floor Area
318 sq. ft
(29.54 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



"Light, cosy and charming."

SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 2968-2931-7329-6918-6950.

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: ///over.excavate.supported

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SOWERBYS

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