



THE STORY OF

1 Swann Grove

Holt, Norfolk

SOWERBYS



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1 Swann Grove

Holt, Norfolk
NR25 6DP

Detached Property

Four Bedrooms

Garage and Parking

Walking Distance to Town Centre

Modern Kitchen

Conservatory

Low Maintenance Garden

Spacious Accommodation

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



Set back from the road behind a walled front garden, the property enjoys an appealing brick and flint façade that provides both character and privacy.

The light and well-proportioned accommodation begins with a welcoming entrance hall leading to a dual-aspect sitting room featuring an open fireplace, creating a warm and inviting atmosphere. Double doors open into a spacious conservatory, offering a lovely outlook over the private rear garden and providing an excellent additional reception space for relaxing or entertaining.

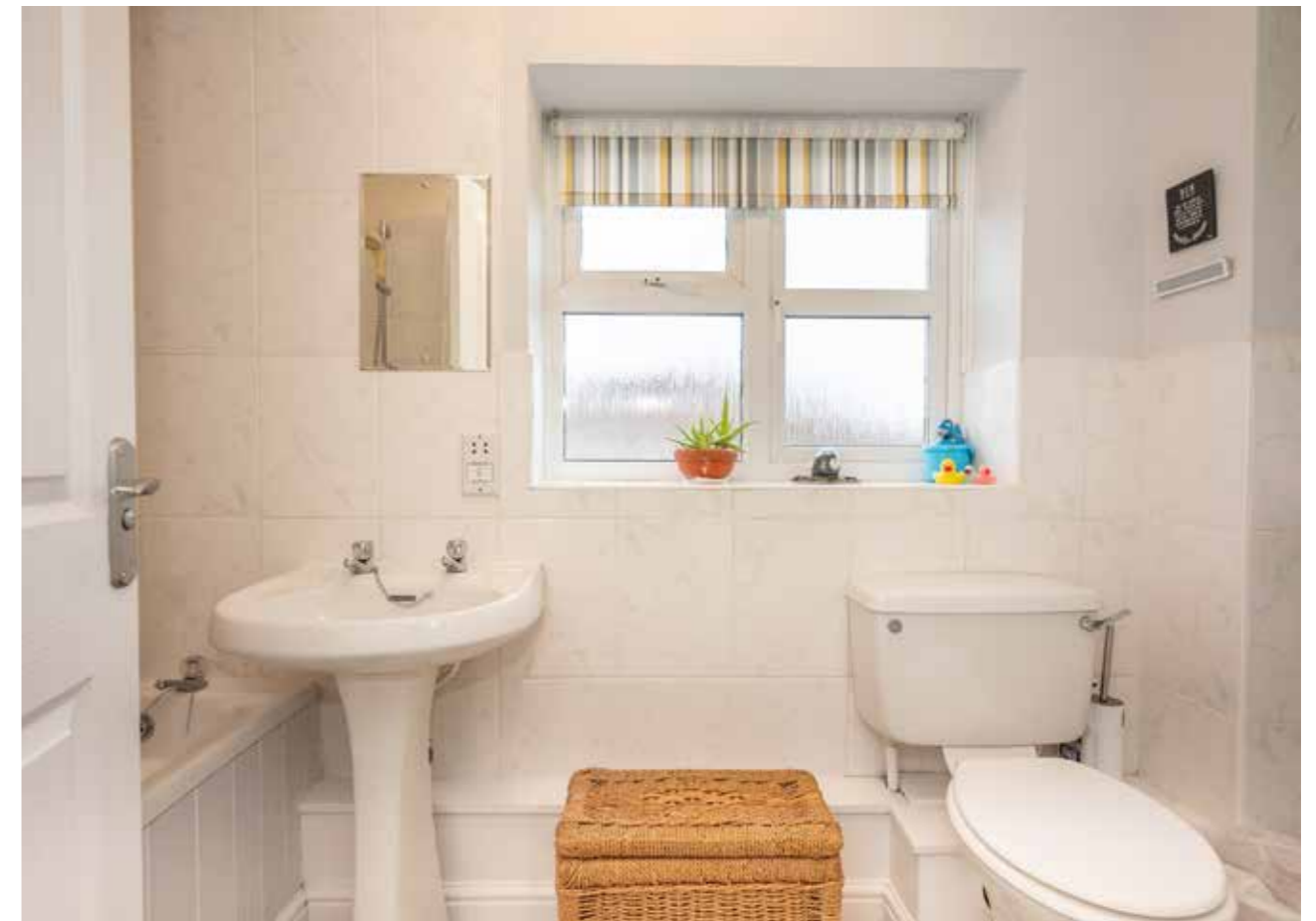
The separate dining room sits adjacent to a contemporary kitchen, which is fitted with sleek modern cupboards and fittings, providing a stylish and practical space for everyday living. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are four bedrooms, all served by a family bathroom. Each room is well-proportioned and versatile, suitable for use as bedrooms, guest rooms, or home office space.

To the rear, the garden is private and low maintenance, offering a peaceful outdoor space that is easy to manage while still providing room to enjoy the outdoors.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a comfortable family home in a sought-after and highly accessible location within Holt.







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



Holt Town Centre

“...a comfortable family home in a sought-after and highly accessible location.”



SERVICES CONNECTED

Mains electricity, water and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 3836-7329-7500-0576-8226

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: ///evaporate.neater.cadet

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

