



HENDRIE ROAD

Holt, Norfolk, NR25 6RR
Guide Price £575,000

BROWN & CO



23 HENDRIE ROAD

Holt, Norfolk, NR25 6RR

DESCRIPTION

23 Hendrie Road is an exceptionally spacious, three-bedroom detached bungalow that has been meticulously modernised to an exacting standard throughout. Following its purchase in 2022, the property underwent a complete and comprehensive refurbishment, seamlessly blending contemporary luxury with effortless single-storey living. Spanning an impressive 1405 sqft, the home boasts beautifully styled, light-filled spaces.

The accommodation opens into a welcoming central entrance hall that connects the private quarters to the expansive living spaces. A stunning, dual-aspect living and dining room connects directly to a bright garden room via glass doors for fluent indoor-outdoor living. Serving the reception area is a newly fitted kitchen, beautifully specified with integrated appliances. A luxurious master suite and two further well-proportioned double bedrooms offer peaceful rest, complemented by highly updated bathroom facilities.

Externally, the property is situated on a quiet road, benefiting from an attached garage, paved driveway parking and a highly private, fully enclosed rear garden with a lawn and sun-soaked paved and shingled terrace. A standout feature within the grounds is a high-specification garden room/studio recently added by the owners. This versatile, standalone space offers the ultimate flexibility, serving perfectly as an idyllic home office, creative art studio, or a serene garden retreat.

LOCATION

The property enjoys an enviable, highly sought-after position within the historic Georgian market town of Holt. Tucked away on a peaceful residential street, the property offers a perfect blend of quiet seclusion and exceptional convenience, sitting just a short, scenic stroll from the vibrant town centre.

Holt is renowned for its charming brick and flint architecture, boasting an eclectic array of boutique independent shops, art galleries, antique emporiums, and award-winning eateries. Families benefit from the presence of the prestigious Gresham's School, while daily conveniences are met by highly rated local medical practices and a landmark Budgens supermarket.

The property is also perfectly placed for exploring the breathtaking North Norfolk coast, with the stunning beaches and wildlife reserves at Cley-next-the-Sea and Blakeney located just a short drive away.



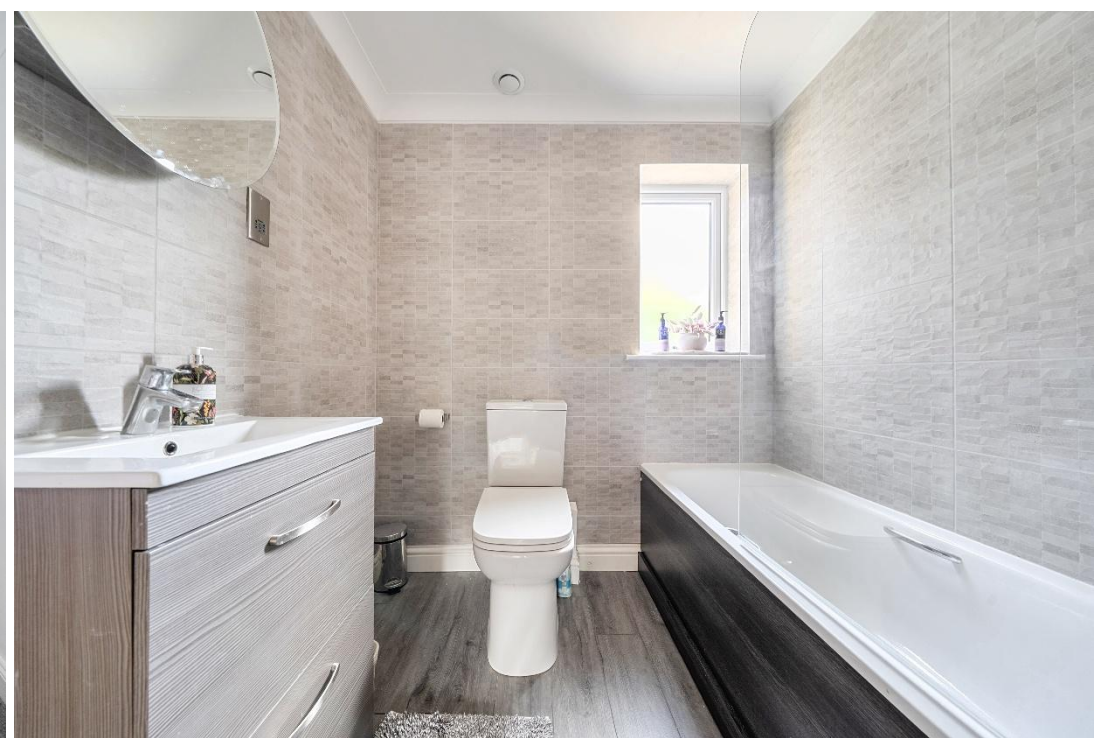
SPECIFICATION

- Detached Bungalow
- Within Walking Distance of Holt Town Centre
- Attached Garage
- Ample Off Road Parking
- Landscaped Garden Grounds
- Garden Room/Studio
- Kitchen & Utility Room
- Two Reception Rooms
- Master Suite
- Two Double Bedrooms
- Family Bathroom
- Renovated Throughout
- Extremely Flexible Accommodation
- Perfect Main Residence or Investment Opportunity
- No Onward Chain



GENERAL REMARKS & STIPULATIONS

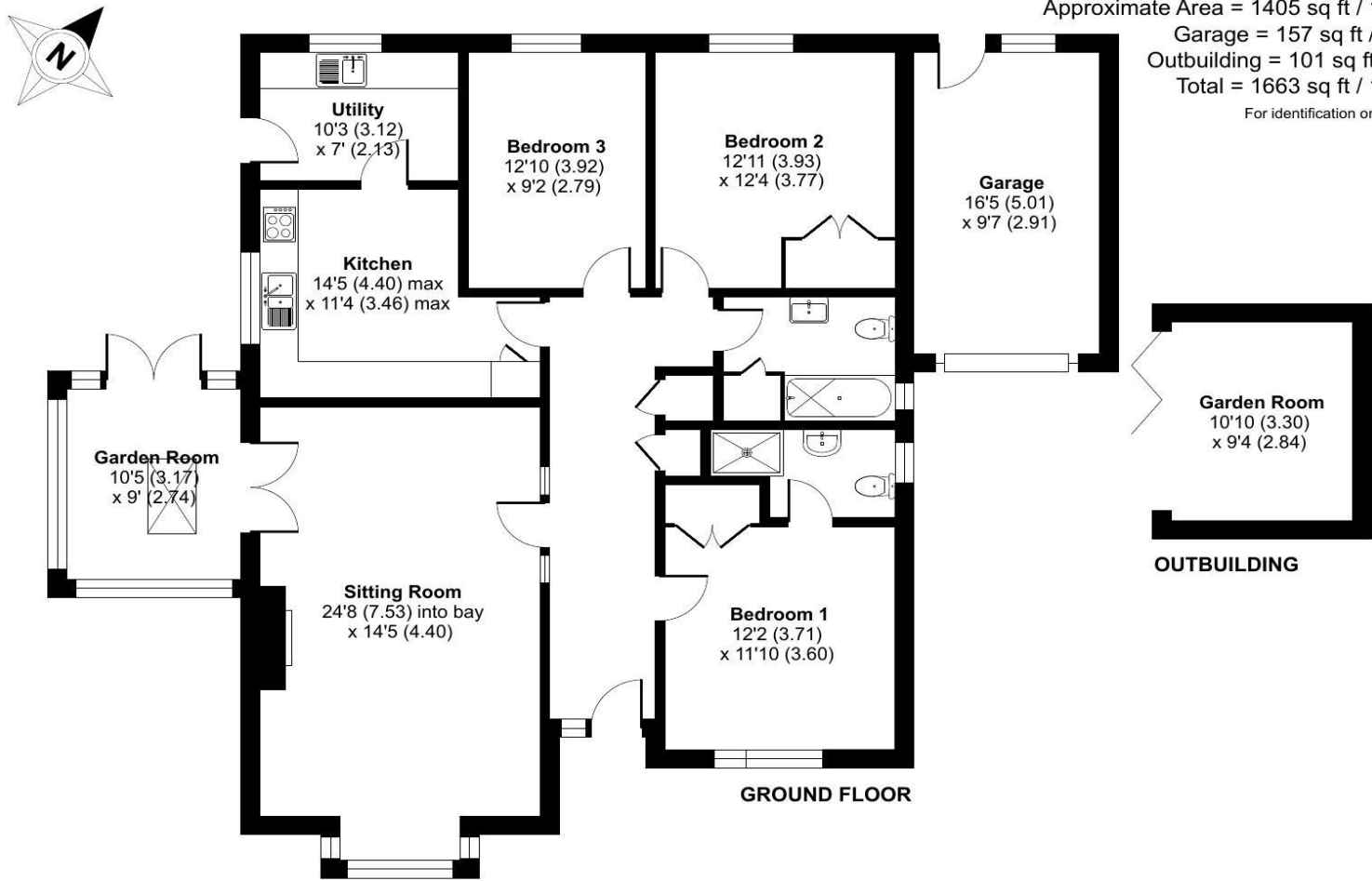
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Hendrie Road, Holt, NR25

Approximate Area = 1405 sq ft / 130.5 sq m
Garage = 157 sq ft / 14.5 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 1663 sq ft / 154.3 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1510189

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