



INTRODUCING

12 Barrett Road

Holt, Norfolk

SOWERBYS



THE STORY OF

12 Barrett Road

Holt, Norfolk
NR25 6EQ

Well Presented
Detached Bungalow

Popular Cul-de-Sac Location

Walking Distance to
Holt Town Centre

Two Generous Bedrooms

Built-In Wardrobes

Bright and Spacious
Sitting Room

Modern Fitted Kitchen

Garage and Ample
Off-Road Parking

Good-Sized Front
and Rear Gardens

Vacant and Chain Free

SOWERBYS HOLT OFFICE

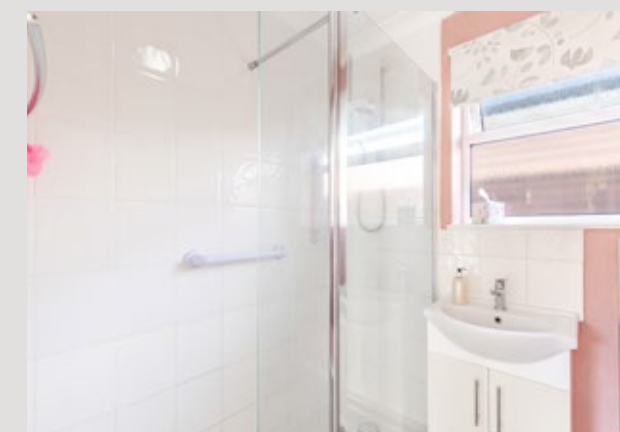
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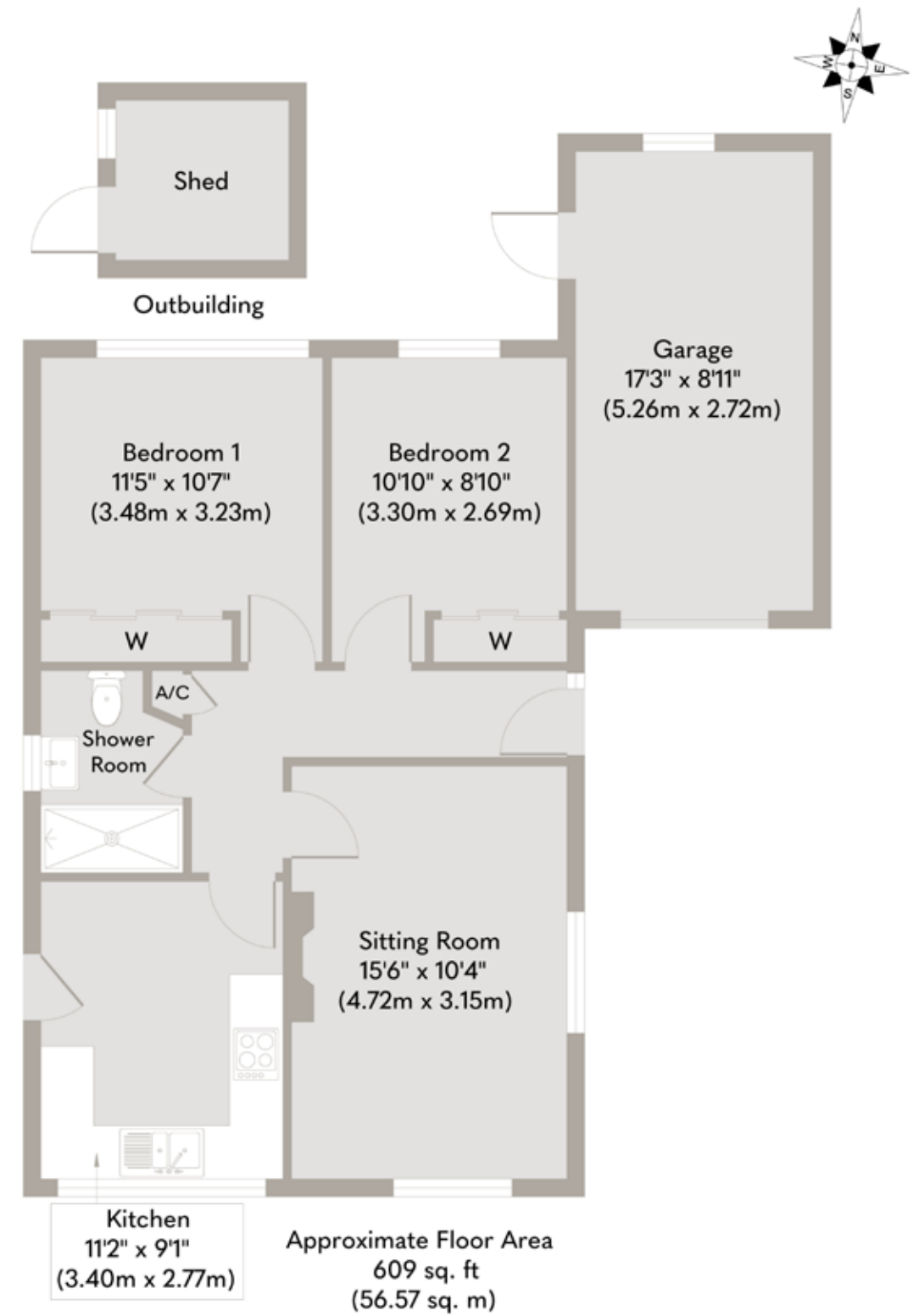
holt@sowerbys.com

The property is offered vacant and chain free, making it an ideal choice for those looking to move without delay. The accommodation is well proportioned, with two generous bedrooms, both benefiting from built-in wardrobes, and a bright and spacious lounge with large windows providing plenty of natural light.

The modern fitted kitchen has useful side access, while outside there are good-sized gardens to both the front and rear. A garage provides valuable additional storage, with ample parking available to the front.

A well located and practical bungalow, ideally placed for enjoying everything Holt has to offer, with its excellent range of independent shops, cafés, restaurants and everyday amenities all within walking distance.





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



“Offered vacant
and chain free for
a straightforward
move.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8751-6628-6290-0597-5996

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: ///remission.back.brittle

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SOWERBYS

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