



## 8 Oaklands Crescent, Holt

In Excess of £375,000

# 8 Oaklands Crescent

Holt, Holt

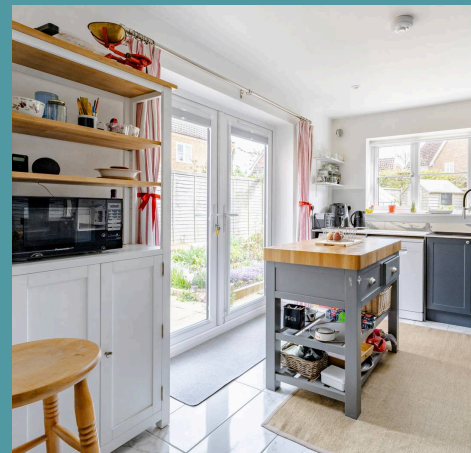
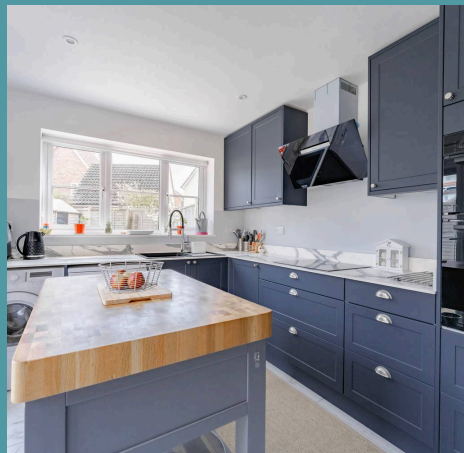
Placed in the heart of a thriving Georgian market town, this red-brick home on Oaklands Crescent offers more than just kerb appeal – it promises an elevated lifestyle in one of North Norfolk’s most desirable settings. Designed for modern living, the extended layout includes a stylish new kitchen with garden access and the rare benefit of both a lounge and separate dining room. With two generous doubles, a third single, and three well-appointed bathrooms, there’s space for families, guests, and home working alike. The south-facing garden is a true extension of the living space – low maintenance, sun-soaked, and perfect for alfresco moments. Add in private parking, a garage, and all of Holt’s vibrant shops, cafés, and countryside walks just a short stroll away, and you have a home that delivers on every level.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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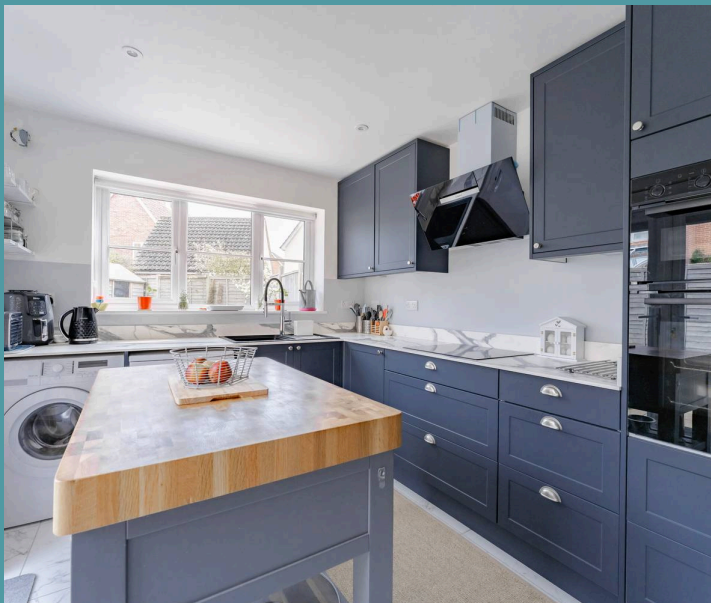
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### The Location

Holt is a vibrant Georgian market town with a strong sense of community and rich character, shaped in part by the prestigious Gresham's School, which has been at the heart of the town for over 450 years. Independent shops thrive here, championed by the 'Love Holt' initiative, while events like the summer Holt Festival and the nostalgic 1940s Weekend bring the town to life. Traditional butchers and greengrocers sit alongside the iconic Bakers and Larners department store, creating a unique shopping experience.

Cafés and delis abound—Byfords, the town's oldest house, remains a popular spot for locals and visitors alike. The property market is just as varied, from elegant Georgian homes to leafy 1930s builds



Ground Floor  
720 sq.ft. (66.9 sq.m.) approx.

1st Floor  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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