



6 Robin Close, Holt

Holt



Minors & Brady

6 Robin Close

Step into a home that radiates warmth, charm, and a true sense of belonging in the heart of Holt. Sunlight pours through the windows, bringing to life spaces designed for laughter, quiet moments, and everyday memories. The open-plan kitchen and dining area where family meals, celebrations, and relaxed evenings flow effortlessly into the private garden, creating a connection between indoor and outdoor spaces. The sitting room, bright and inviting, offers a perfect spot to unwind, curl up with a book, or enjoy cosy evenings with loved ones. Upstairs, three well-proportioned bedrooms provide comfortable environments, with the master boasting a stylish en-suite and built-in wardrobes. Outside, the garden and patio offer both privacy and versatility, ideal for play, gardening, or entertaining. Set in a town celebrated for its welcoming community, historic charm, and beautiful surrounding countryside.

- 6½ years remaining on the NHBC warranty, giving added reassurance and peace of mind for the new owners
- Beautifully presented three-bedroom home, combining modern comfort with thoughtful design
- Located in the highly desirable town of Holt, known for its vibrant community, historic charm, and scenic countryside surroundings
- Spacious open-plan kitchen and dining area, perfect for family meals and indoor-outdoor living through patio doors to the garden
- Bright and welcoming sitting room, ideal for relaxing, cosy evenings, or enjoying time with family and friends
- Master bedroom with stylish en-suite shower room and built-in mirrored wardrobes, providing a comfortable private setting
- Two further well-proportioned bedrooms and a modern family bathroom, ideal for children, guests, or a home office





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6 Robin Close

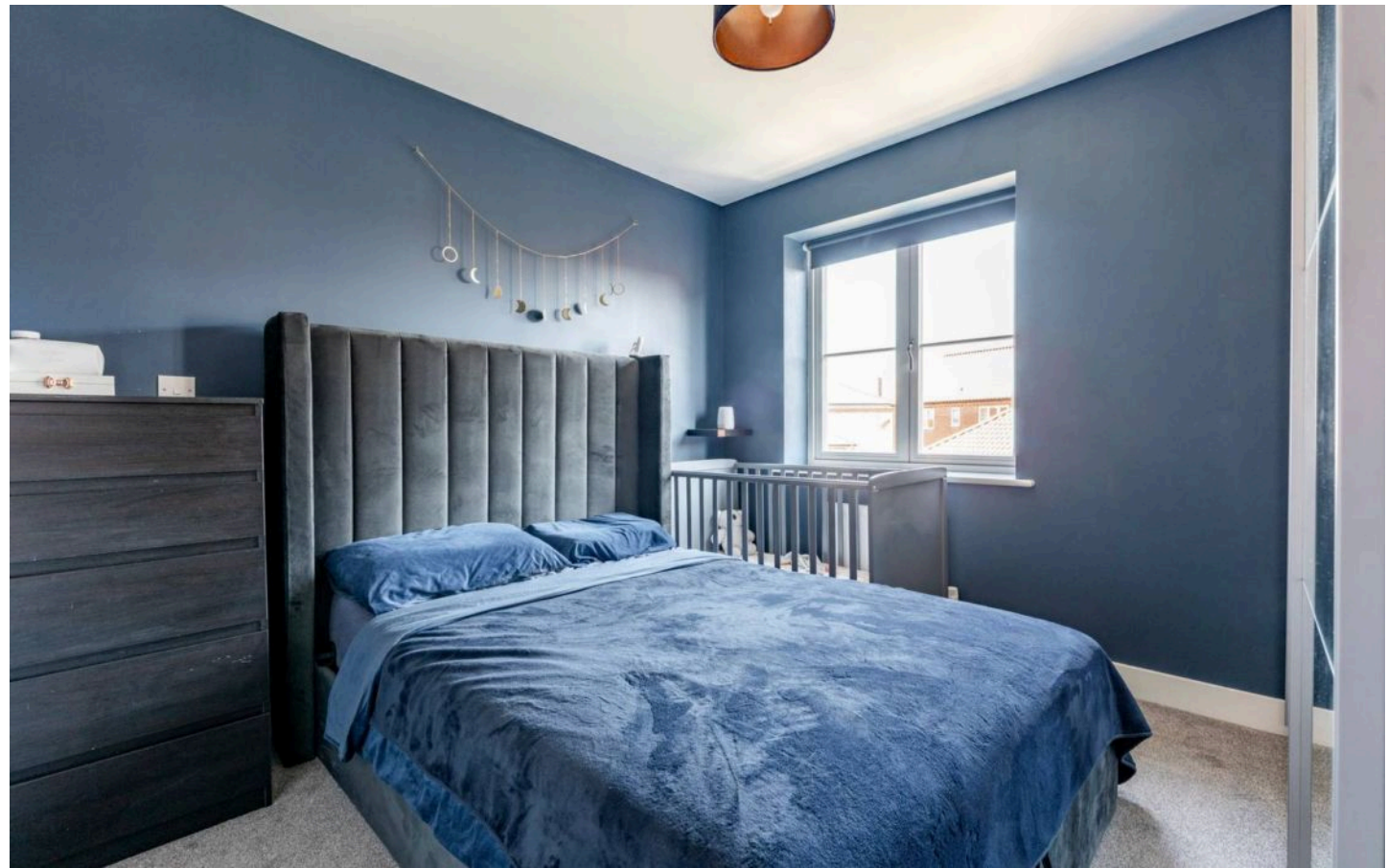
The Location

Holt is a vibrant market town with a strong sense of community, enriched by the presence of Gresham's School, a prestigious institution with over 450 years of history. Independent businesses flourish here under the 'Love Holt' initiative, supporting local shops and creating a lively, welcoming atmosphere.

The Georgian town centre is home to traditional butchers, fishmongers, and the renowned Bakers and Larners department store, alongside an array of cafés and delis, including the much-loved Byfords.

Holt hosts popular events such as the Holt Festival and the nostalgic 1940s Weekend, and is linked to Sheringham via the 'Poppy Line' heritage railway. Surrounded by stunning countryside, with Holt Country Park and Spout Hills on the doorstep, it offers plenty of outdoor space to explore.

Ideally positioned between Norfolk's beautiful coastline and the city of Norwich, Holt combines historic charm with modern convenience, making it one of the county's most desirable places to live.



6 Robin Close

Robin Close, Holt

Welcome to this beautiful three-bedroom home in the highly desirable area of Holt – a location loved by many for its charm and community feel. With 6½ years remaining on the NHBC warranty, you can move in with complete peace of mind knowing this home still carries excellent protection.

The exterior of the property exudes elegance, featuring classic red brickwork complemented by a terracotta-coloured pan-tiled roof. A brickweave driveway leads to a single garage with a black door, matching the stylish black front door of the home, creating a smart and welcoming first impression.

Step inside and you're greeted by a bright and inviting hallway, bathed in natural light. Off the hallway, you'll find a beautifully presented WC with a green theme and nature-inspired décor, setting a calming tone. There's also handy under-stair storage for your convenience.

The sitting room sits to the front of the home, where a large window fills the space with light. Here, the furniture is arranged perfectly for cosy evenings and relaxed living, centred around your media set-up, an ideal spot for unwinding at the end of the day.



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The heart of the home is undoubtedly the stunning kitchen-dining area, designed with both style and functionality in mind. Featuring neutral cabinetry paired with chrome fixtures and plinth lighting, the kitchen feels fresh and contemporary.

Wood-effect worktops add warmth, and the generous layout includes a dining space for family meals or entertaining guests. Patio doors open directly onto the garden, blending indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom complete with built-in mirrored sliding wardrobes and a modern en-suite shower room. The remaining two bedrooms share a family bathroom finished with a three-piece suite, perfect for family or guests.

To the rear, the garden offers a fantastic degree of privacy, being minimally overlooked, if at all. A generous patio provides space for outdoor seating and summer gatherings, while the lawn offers versatility for play or gardening. There's also direct access to the garage via a side door, adding to the practicality of this outdoor space.

Agents Note

Sold Freehold

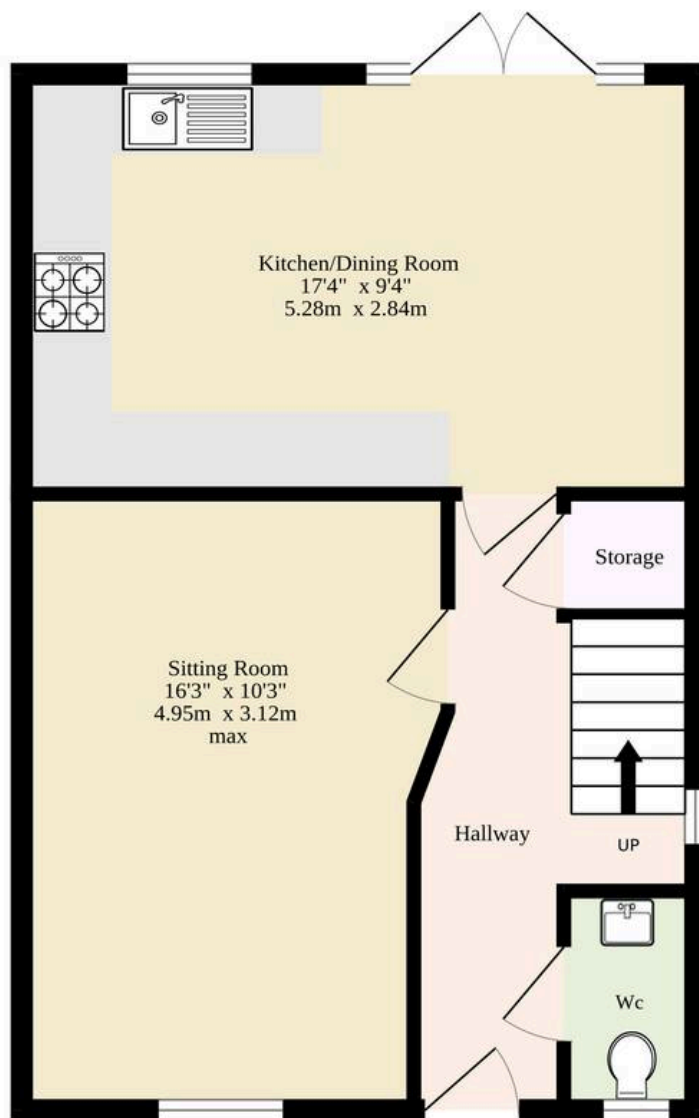
Connected to all mains services

Maintenance: £77 paid every six months

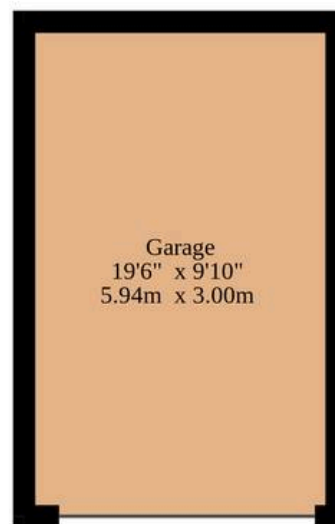
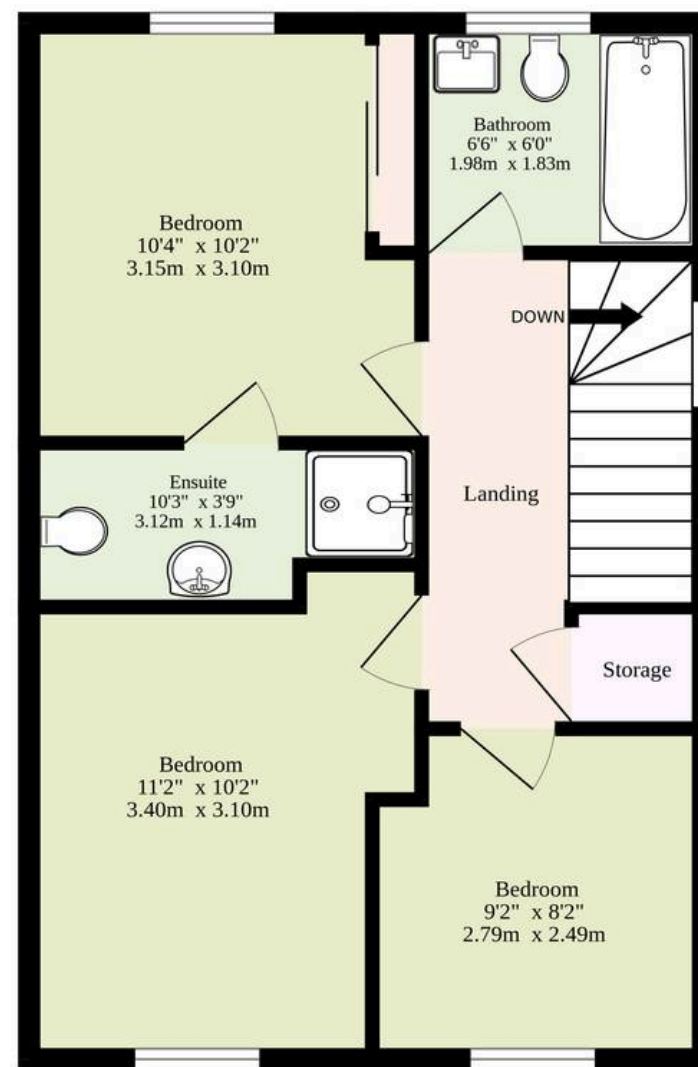


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Ground Floor
596 sq.ft. (55.4 sq.m.) approx.



1st Floor
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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