



71 Holt Road, Norwich

Norwich



Minors & Brady

71 Holt Road

Spacious 3-Bed Detached Home with Versatile Annex/Study. This well-proportioned property combines a generous three-bedroom main house with a flexible annex/study featuring its own WC. The layout offers excellent adaptability for families, home workers, or multi-generational living. A wide driveway provides plentiful off-road parking and enhances the home's kerb appeal. Fresh décor and updated flooring create a bright and inviting feel on the ground floor. Three reception areas, including a lounge, dining room, and conservatory, offer ample space for relaxation and entertaining. Upstairs, the three bedrooms are all well sized and accompanied by a bathroom and separate WC. The converted garage forms a valuable additional living or working space. A large rear garden adds further potential for outdoor use and future development.

- Three-bedroom detached main house, offering generous proportions throughout
- Long, versatile annex/study room with its own WC, created from the converted garage and ideal for working from home or guest use
- Large driveway providing extensive off-road parking, with space to the front and side of the property
- Recently updated ground-floor décor and flooring, giving the living areas a fresher, cleaner feel
- Three separate reception spaces including a comfortable lounge, dedicated dining room, and bright conservatory overlooking the garden
- Well-sized kitchen with an adjoining utility room, perfect for busy households and practical everyday living
- Attractive double bay-fronted frontage, with one bay enhancing the lounge and the other adding space and light to an upstairs bedroom
- Three well-proportioned first-floor bedrooms, served by a family bathroom and a separate WC





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71 Holt Road

The Location

Holt Road offers the perfect blend of convenience, community, and connectivity in Norwich. Located just north of the city centre, this popular residential area provides a calm suburban feel while keeping everyday essentials close by.

With easy access to the A140, A47, and Northern Distributor Road (NDR), travelling in and around Norwich is quick and straightforward, ideal for commuters, families, and professionals.

Public transport links are excellent, with regular buses just a short walk away, plus safe walking and cycling routes into the city for a greener travel option.

Local amenities are plentiful: a large Asda supermarket is only minutes away, and Sweetbriar Retail Park, home to M&S Foodhall, well-known high-street stores, and cafés, is also close by.

Families benefit from a choice of nearby schools, from junior level through to sixth form, all within comfortable walking distance. GP surgeries, sports facilities, and community hubs further enhance the area's everyday practicality.

Green spaces including Sweetbriar Nature Reserve offer peaceful spots for walking, running, and family time, while Norwich city centre, with its vibrant shops, dining, and cultural attractions, is just a short trip away, giving residents the best of both suburban comfort and city convenience.



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Holt Road, Hellesdon

This spacious detached home offers generous accommodation throughout and is ideal for buyers seeking plenty of room, flexible living spaces, and excellent potential to further enhance or extend (subject to permissions).

Set behind a large driveway providing ample off-road parking to the front and side, the property also features an attractive double bay-fronted façade, with one bay serving the lounge and the other extending up to one of the first-floor bedrooms.

The ground floor has recently been refreshed with new paintwork and updated flooring, giving the living areas a clean and welcoming feel. A useful porch opens into a central entrance hall, which flows through to a large kitchen and separate utility room, ideal for busy households.

The home benefits from a trio of reception spaces, including a comfortable living room, a dedicated dining room, and a bright conservatory overlooking the garden, offering flexible space for everyday use or entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, along with a family bathroom and a separate WC. The bay-fronted bedroom enjoys extra light and floor space, echoing the charm of the ground-floor lounge below.



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One of the standout features of this property is the converted garage, now forming a long, versatile study/annex-style space, complete with its own WC. This area provides excellent potential for home working, guest accommodation, hobbies, or additional living arrangements.

Outside, the rear garden is generously sized, offering plenty of space for families, gardening, or future improvements. With its spacious layout, flexible rooms, and scope for further development, this property presents a solid opportunity for buyers looking to personalise a home with strong fundamentals in place.

Agents Note

Sold Freehold

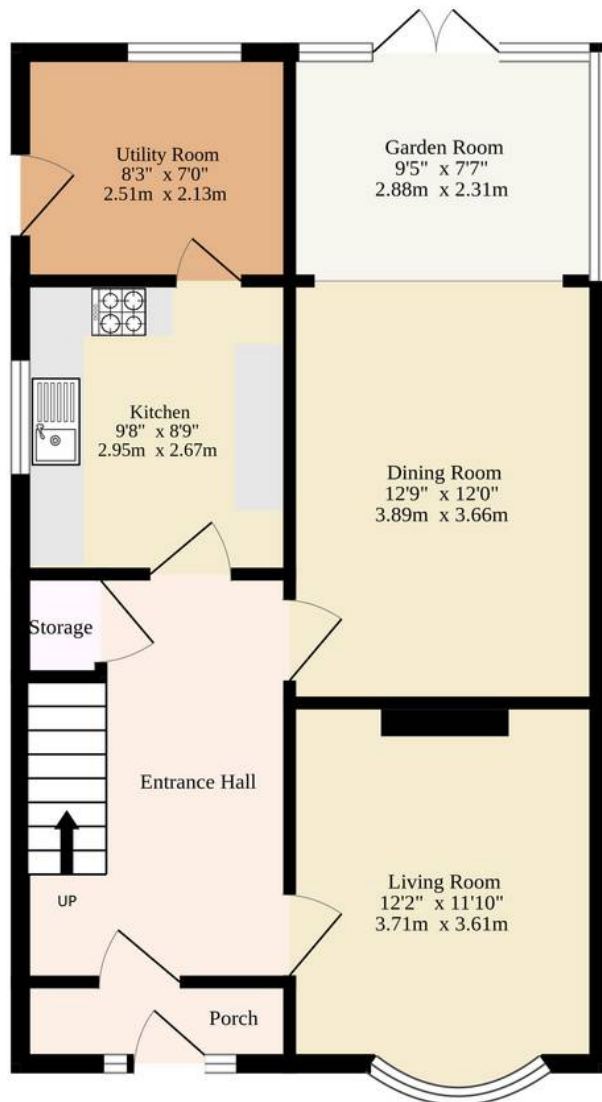
Connected to all mains services.

As of July 2025, the council has installed additional drainage on the main road and at the entrance to the property.

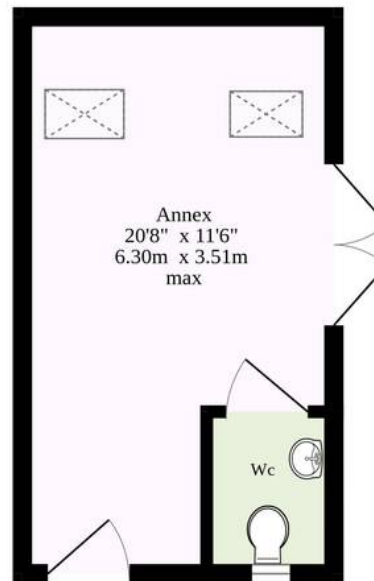
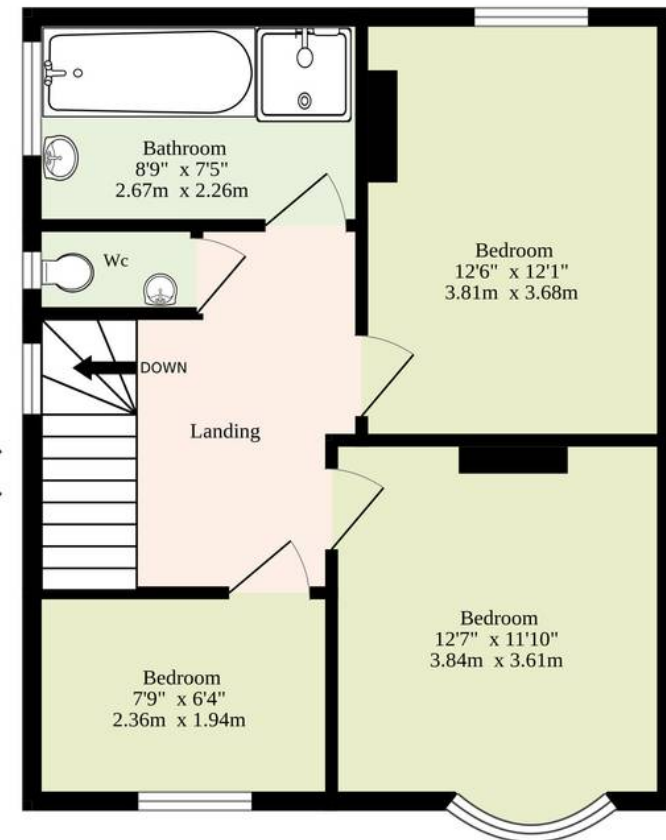


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Ground Floor
856 sq.ft. (79.5 sq.m.) approx.



1st Floor
464 sq.ft. (43.1 sq.m.) approx.



Including Annex & Wc

TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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Dreaming of this home?

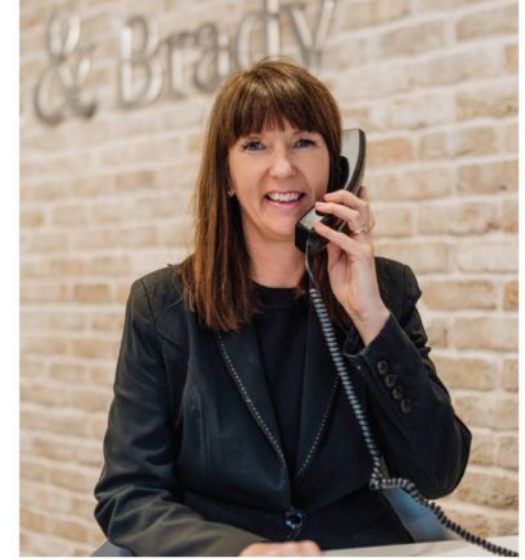
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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