



6 Pearsons Road, Holt

Holt



Minors & Brady

# 6 Pearsons Road

## Holt

A home that immediately feels ready for the rhythm of everyday life, this executive detached residence in Holt offers generous, well-arranged accommodation across three floors, creating space for family time, quiet moments and effortless hosting. The bright kitchen/breakfast room opens directly to the garden through French doors, setting the scene for relaxed weekend mornings and easy summer dining, while the additional reception rooms, including a dedicated office or playroom, support modern living with real flexibility. Five bedrooms provide comfort for family and guests, with two enjoying private en-suite facilities, including a top-floor suite with Velux windows that brings in soft natural light. Outside, the private garden, driveway parking and garage add further practicality, all within one of Norfolk's most desirable market towns, close to independent shops, cafés and the coast.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.





M&B

# 6 Pearsons Road

## Holt

- No onward chain
- Executive detached residence positioned in the sought-after town of Holt, in Norfolk
- Beautiful family home showcasing 2,171sqft of spacious and flexible accommodation across three floors
- 21ft kitchen/breakfast room equipped with cabinetry, a range cooker, areas for your appliances and French doors out to the garden
- Spacious living room and a separate formal dining room, inviting relaxation and entertaining
- Flexible office suitable for home working, or alternatively a playroom for children or an additional bedroom if required
- Four first-floor bedrooms offering comfort and privacy, one of which is a principal benefiting from storage and a private en-suite bathroom
- Second-floor principal bedroom with storage, Velux windows and a private en-suite shower room
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, a timber shed and tall trees for seclusion
- A driveway providing off-road parking and a garage for storage use



# 6 Pearsons Road

## Holt

### Holt

Pearsons Road sits on the southern edge of Holt, giving you a quiet residential setting while still being within easy reach of the town's amenities. It's around a 10–15 minute walk to Holt's Georgian town centre, where you'll find independent shops, cafés, galleries and everyday services. The road backs onto established neighbourhoods and green pockets, creating a calm, lived-in feel without feeling remote.

Nearby villages such as Letheringsett, High Kelling, Cley-next-the-Sea, and Blakeney are all a short drive, while larger towns including Sheringham and Fakenham are within comfortable reach for wider shopping and leisure options. For groceries, the closest supermarkets are Budgens in Holt, Tesco Superstore in Sheringham, and Sainsbury's in Fakenham. Local schooling is strong for the area, with Holt Primary School, Gresham's Prep and Senior Schools, and Sheringham High School forming the nearest cluster of well-regarded options.

Transport links are practical for a rural market town: Holt connects easily to the A148 for routes toward Cromer, Sheringham, Fakenham and King's Lynn, and the Coasthopper bus service provides reliable links along the North Norfolk coast. Sheringham's rail station, around 15 minutes away, offers Greater Anglia services to Norwich, where you can join mainline routes across the country. The lifestyle here leans toward relaxed, outdoors-friendly living, with Holt Country Park, coastal walks, nature reserves and beaches all close enough to enjoy regularly without feeling cut off from day-to-day convenience.



## 6 Pearsons Road

### Holt

A beautifully balanced executive detached home set within one of Holt's most sought-after residential pockets, this property offers a rare blend of space, flexibility and modern comfort, all with no onward chain. Thoughtfully arranged across three floors and extending to over 2,100 sqft, it presents an inviting opportunity for those seeking a long-term family base in one of North Norfolk's most desirable market towns. Stepping into the welcoming entrance hall, the sense of brightness and calm is immediate. The layout has been designed with family life in mind: a cloakroom sits neatly to one side, while the principal living spaces unfold naturally from the hallway.

The kitchen/breakfast room forms the social heart of the home. Granite worktops, classic cabinetry and a range cooker create a timeless aesthetic, while French doors open directly onto the garden, encouraging relaxed indoor-outdoor living throughout the warmer months. A separate utility room keeps household tasks discreetly tucked away.

A generous living room offers a peaceful retreat for evenings in, complemented by a separate dining room ideal for hosting family gatherings or more formal occasions. A further reception room provides valuable flexibility, perfectly suited as a home office, children's playroom or even an additional bedroom depending on lifestyle needs.



# 6 Pearsons Road

Holt

The first floor hosts four well-proportioned bedrooms, each offering a sense of calm and separation from the main living areas. The principal bedroom on this level benefits from fitted storage and a private en-suite bathroom featuring both a bath and shower, along with twin sinks. A family bathroom serves the remaining rooms, fitted with a classic three-piece suite.

The top floor is dedicated to a further principal bedroom suite, complete with built-in storage, Velux windows drawing in natural light, and its own en-suite shower room. This floor lends itself beautifully to guests, older children or those seeking a quiet sanctuary away from the bustle of daily life.

The rear garden is a private, well-maintained haven. A patio provides space for outdoor dining, while the lawn and mature trees create a sense of seclusion rarely found so close to town amenities. A timber shed offers practical storage for garden tools and outdoor equipment.

To the front, a driveway provides off-road parking and leads to a garage, ideal for additional storage.

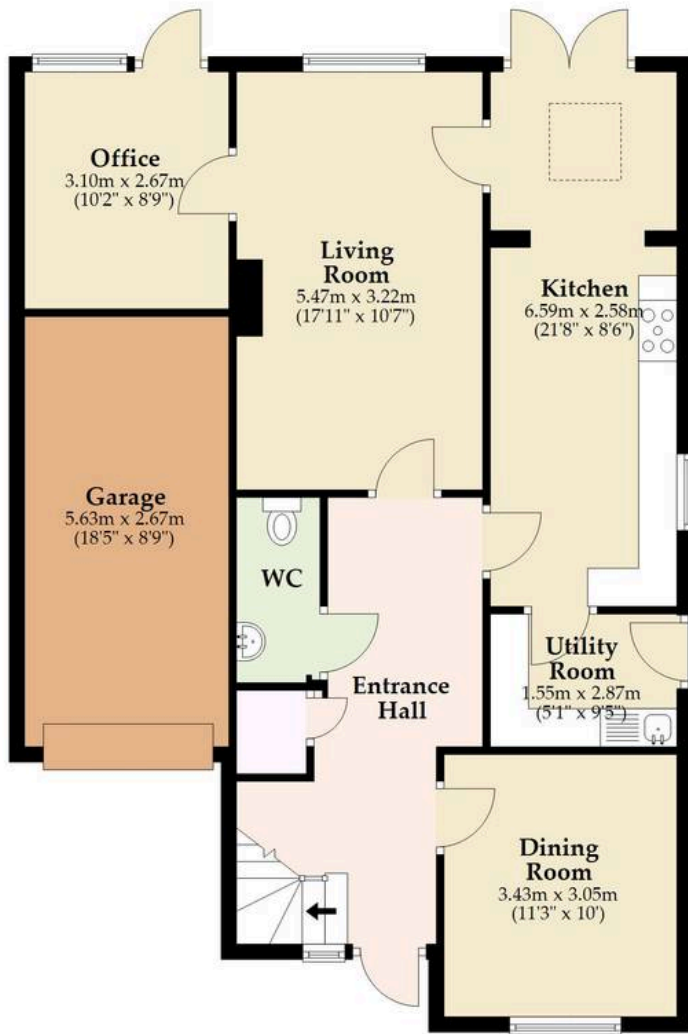
This is a property that feels both substantial and welcoming, a home designed for modern family living, yet with the flexibility to evolve as your needs change. Positioned within walking distance of Holt's independent shops, cafés and green spaces, and within easy reach of the North Norfolk coastline, it offers an enviable blend of convenience and countryside living.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

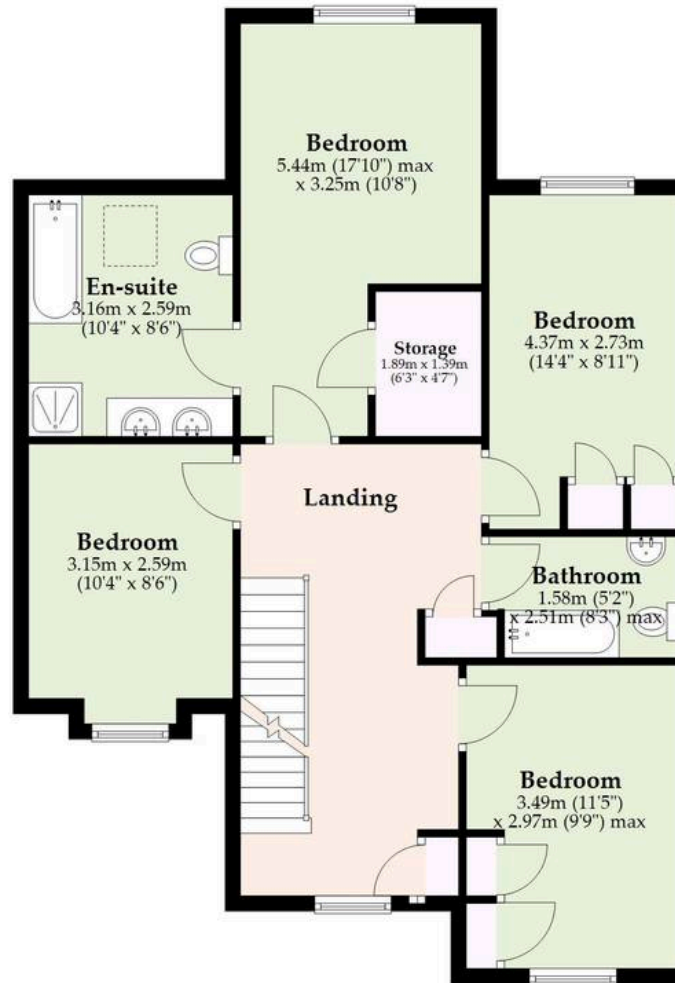
### Ground Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)



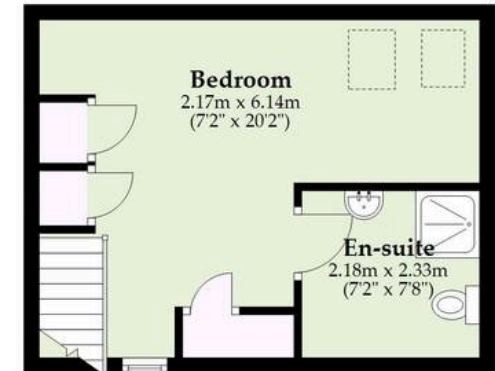
### First Floor

Approx. 81.4 sq. metres (876.0 sq. feet)



### Second Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 201.8 sq. metres (2171.7 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*  
Branch Manager



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

Minors & Brady  
*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)