



34 Neil Avenue, Holt
Minors & Brady



34 Neil Avenue

Chain free, generously proportioned and perfectly positioned for family life, this is a home ready to be enjoyed from day one. Set within a popular residential location in Holt, the property offers well-balanced accommodation, excellent storage and versatile living spaces throughout. The spacious kitchen/dining room forms the heart of the home, featuring French doors to both the garden and sitting room, allowing for an adaptable layout to suit modern living. Upstairs, four well-sized bedrooms include a principal bedroom with en-suite facilities. Outside, a decked seating area leads onto a lawned garden, where established planting provides a lovely sense of privacy. Complete with a driveway, integral garage and the option to be sold furnished by separate negotiation, this is an excellent family home offered with no onward chain.

- Chain-free opportunity within a popular and well-established Holt location
- Available fully furnished by separate negotiation
- Detached family home with generous accommodation extending to approximately 1,324 sq. ft.
- Driveway parking and integral garage providing excellent practicality
- Spacious kitchen/dining room ideal for modern family life and entertaining
- Flexible living arrangement with connecting French doors between reception spaces
- Four well-proportioned bedrooms, including a principal suite with en-suite shower room
- Excellent storage provision throughout the home
- Private rear garden featuring a decked seating area, lawn and established planting
- Conveniently positioned for Holt's town centre amenities, schooling and surrounding countryside





34 Neil Avenue

Holt

The Location

Holt is one of North Norfolk's most cherished market towns, seamlessly blending historic charm with a vibrant and thriving community atmosphere. Renowned for its attractive Georgian architecture and strong independent spirit, the town offers a lifestyle that appeals to families, professionals, retirees and second-home owners alike. At its heart is the prestigious Gresham's School, which has played a significant role in shaping the town's identity for more than 450 years and continues to attract families from across the region.

The bustling town centre is home to an excellent selection of independent shops, traditional butchers, greengrocers and specialist retailers, sitting comfortably alongside the iconic Bakers & Larners department store, a local institution that has served generations of residents. Holt has also developed a strong reputation as a food destination, with an abundance of cafés, delicatessens, bakeries and restaurants. Byfords, occupying one of the town's oldest buildings, remains a favourite meeting place for both locals and visitors, reflecting the welcoming and sociable nature of the community.

The surrounding area is equally appealing, with Holt Country Park, Spout Hills and miles of nearby countryside providing opportunities for walking, cycling and outdoor recreation. Despite its peaceful setting, Holt is ideally positioned for access to some of Norfolk's most celebrated coastal destinations, including Cley-next-the-Sea, Blakeney and Wells-next-the-Sea, whilst the city of Norwich remains within easy reach for wider shopping, dining and transport connections.



M&B



34 Neil Avenue

Holt

Neil Avenue, Holt

This attractive chain-free detached home offers well-balanced accommodation across two floors, combining practical family living with comfortable and welcoming spaces throughout. Benefitting from a driveway, integral garage and thoughtfully arranged rooms, the property presents an excellent opportunity for those seeking a spacious home in one of North Norfolk's most desirable market towns.

Furthermore, the property can be made available fully furnished, subject to negotiation, offering a convenient move for those looking to settle in with ease.

Upon entering, a central hallway provides access to the principal ground floor accommodation, with useful storage adding practicality to everyday life. To the front of the property, the sitting room is a wonderfully inviting space, finished with soft carpeting that creates a warm and cosy atmosphere. A large front-facing window allows natural light to pour in, while French doors connecting to the kitchen/dining room provide the flexibility of either open-plan flow or a more enclosed setting when desired.

Spanning the rear of the property, the kitchen/dining room forms the hub of the home. Fitted with a range of attractive wooden-style units, the kitchen offers a timeless look alongside ample worktop space and room for appliances. There is plenty of space for family meals, entertaining and day-to-day living, while French doors open directly onto the rear garden, creating an effortless transition between indoor and outdoor space during the warmer months.



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A convenient cloakroom and internal access towards the garage further enhance the practicality of the layout.

The first floor provides four well-proportioned bedrooms, making the property ideal for growing families, those requiring guest accommodation or buyers seeking dedicated home-working space. The principal bedroom enjoys the benefit of an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. Excellent storage solutions throughout the home ensure there is plenty of room to keep everyday essentials neatly organised.

Outside, the rear garden provides a lovely extension of the living accommodation. Stepping out from the house, a decked seating area offers an ideal place for morning coffee, outdoor dining or relaxing with family and friends. Beyond, the lawn creates a versatile outdoor space, while established planting around the boundaries helps provide additional privacy and a pleasant green backdrop throughout the seasons. The integral garage and driveway parking complete the appeal of the property.

Offering generous room sizes, practical storage, flexible accommodation and an excellent location within easy reach of Holt's renowned town centre amenities and schooling, this is a fantastic family home that is ready to be enjoyed from day one. With the added advantages of no onward chain and the potential to be purchased furnished, it presents a rare opportunity for buyers seeking a smooth and straightforward move.



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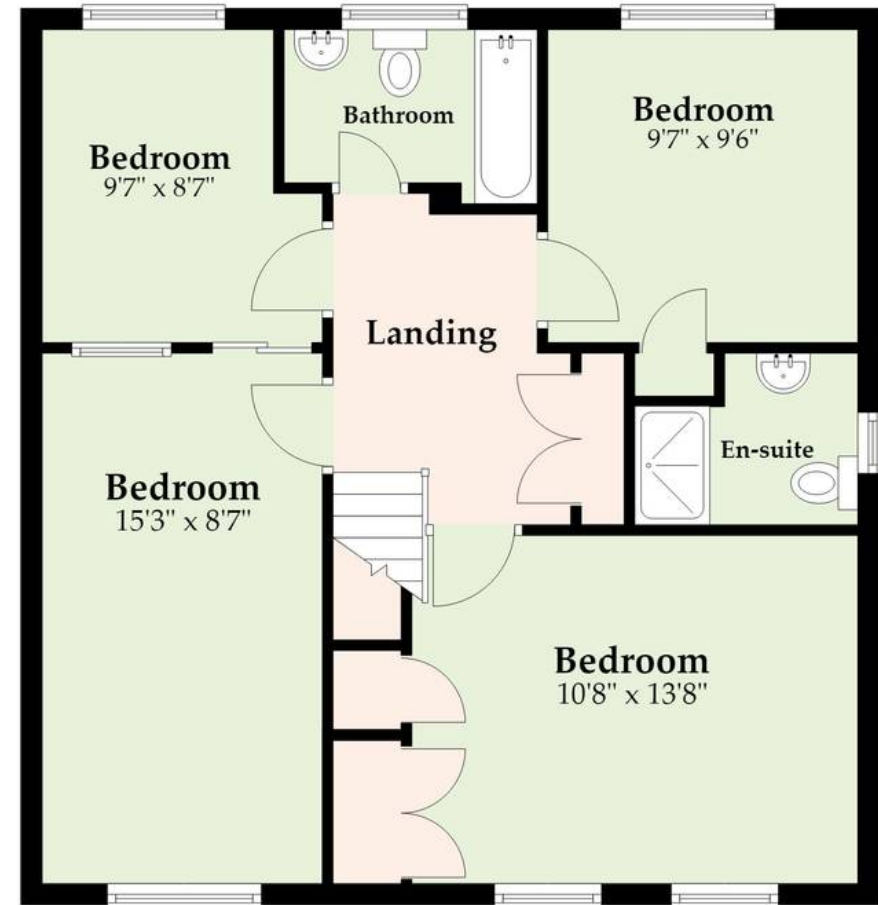
Ground Floor

Approx. 678.8 sq. feet



First Floor

Approx. 645.3 sq. feet



Total area: approx. 1324.0 sq. feet

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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.

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