



23 Holt Road, Norwich

Minors & Brady

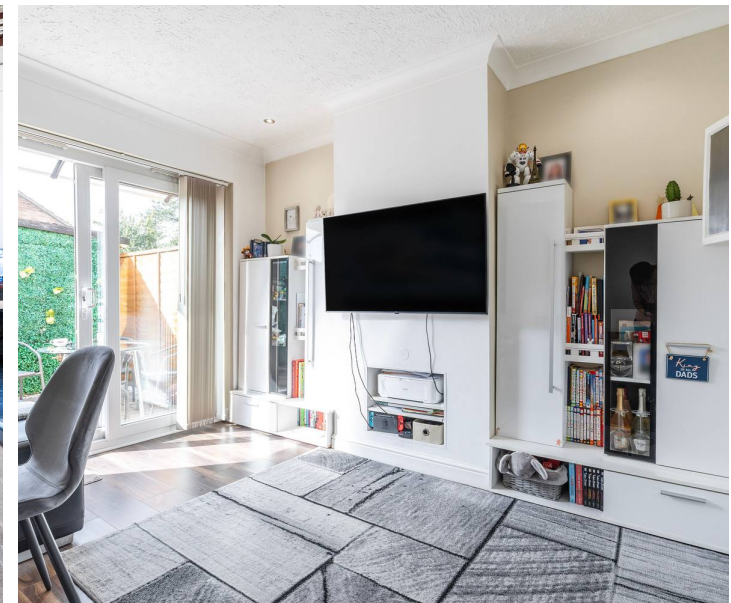


# 23 Holt Road

## Norwich

Modern living, a sunny west-facing garden and a location that keeps everything within easy reach. This updated and well-presented three-bedroom semi-detached home offers bright, practical accommodation perfectly suited to modern family life. A spacious sitting and dining room opens directly onto the rear garden, complemented by a well-appointed kitchen and useful ground-floor cloakroom. Upstairs, three versatile bedrooms provide flexible living for families, guests or home working. With a private west-facing garden, off-road parking and a garage, this is a superb opportunity for first-time buyers, families and investors alike.

- Updated and modernised three-bedroom semi-detached home situated within easy reach of local amenities, schooling and transport links
- Spacious sitting and dining room enjoying excellent natural light and direct access to the rear garden via sliding doors
- Well-appointed fitted kitchen offering ample storage, generous worktop space and room for a variety of appliances
- Welcoming entrance hall complemented by a convenient ground-floor cloakroom and useful built-in storage
- Three well-proportioned first-floor bedrooms providing flexible accommodation for families, guests or home working
- Contemporary family bathroom fitted with a three-piece suite including a shower over the bath
- Desirable west-facing rear garden enjoying afternoon and evening sunshine, ideal for outdoor dining and entertaining
- Fully enclosed rear garden designed for privacy and ease of maintenance, with gated access to the parking area and garage
- Off-road parking and garage providing excellent practicality, storage and secure vehicle accommodation





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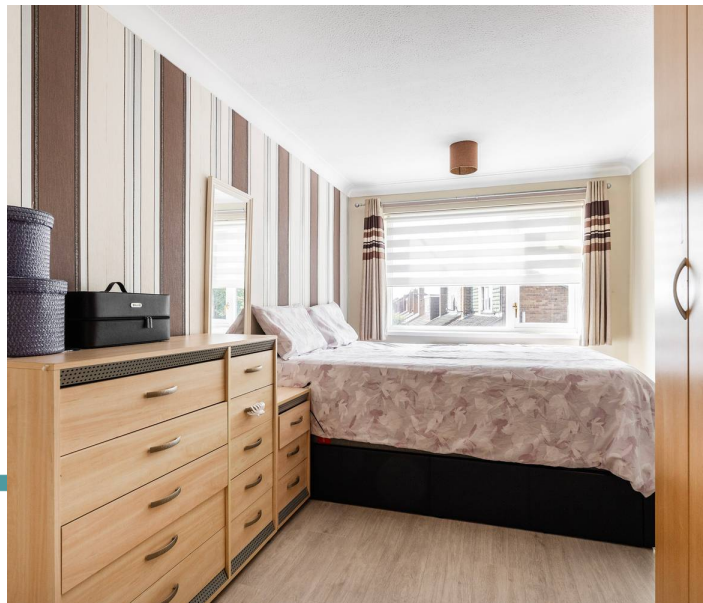
### The Location

A convenient position within the ever-popular suburb of Hellesdon, one of Norwich's most established residential areas. Offering the perfect balance between city accessibility and day-to-day convenience, the area acts as an excellent gateway into Norwich whilst also providing easy access to surrounding suburbs and villages including Drayton, Taverham and Horsford.

Residents benefit from an extensive range of nearby amenities, with shopping options including Asda in Hellesdon, Tesco Extra at Drayton, Aldi, and the popular Sweet Briar Retail Park, home to a variety of well-known retailers including Marks & Spencer Food Hall. The area is well catered for with cafés, restaurants, public houses, pharmacies and everyday convenience stores, ensuring all essential services are close at hand.

Families are particularly well served by the excellent selection of schooling available in the area, including Hellesdon High School alongside a number of well-regarded primary schools. Further education facilities are also easily accessible, with the University of East Anglia located within a short drive, making the area appealing to academics, professionals and families alike.

Transport connections are a particular strength of the location. Regular bus services operate through Hellesdon and provide straightforward access to Norwich city centre, where an extensive range of shopping, dining, cultural and entertainment facilities can be enjoyed. Norwich Airport is situated just a short distance away, offering excellent convenience for both business and leisure travel.



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## 23 Holt Road

Norwich

### Holt Road, Hellesdon

Occupying a convenient position close to local amenities, schooling and transport links, this updated and well-presented semi-detached home offers stylish accommodation perfectly suited to modern family life. Thoughtfully improved throughout, the property combines bright and practical living spaces with a private west-facing garden, off-road parking and a garage, creating an excellent opportunity for first-time buyers, families and investors alike.

Stepping inside, a welcoming entrance hall provides an immediate sense of space and practicality, complete with a useful ground-floor cloakroom and additional storage. The main living area is a light-filled sitting and dining room, offering a versatile space for both relaxing and entertaining. Natural light pours in through sliding doors to the rear, creating a seamless connection to the garden and enhancing the room's bright and airy feel. The layout comfortably accommodates both lounge and dining furniture, making it ideal for everyday living as well as hosting family and friends.

The kitchen is fitted with an attractive range of wall and base units, providing ample storage and preparation space. Well designed and functional, it offers designated space for a variety of appliances, ensuring flexibility to suit individual requirements. Its positioning adjacent to the dining area also creates a practical flow throughout the ground floor.



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Norwich

To the first floor, the property offers three well-proportioned bedrooms arranged from the landing. Each room provides flexible accommodation suitable for families, guests or those working from home. Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite, including a shower over the bath.

Outside, the rear garden has been designed with ease of maintenance in mind while still providing an inviting outdoor environment. Benefiting from a desirable west-facing aspect, the garden enjoys afternoon and evening sunshine, making it the perfect place to relax, entertain or dine outdoors during the warmer months. Fully enclosed for privacy, the space offers plenty of room for outdoor seating and potted planting, with gated access leading through to the parking area and garage.

### Agent's Note

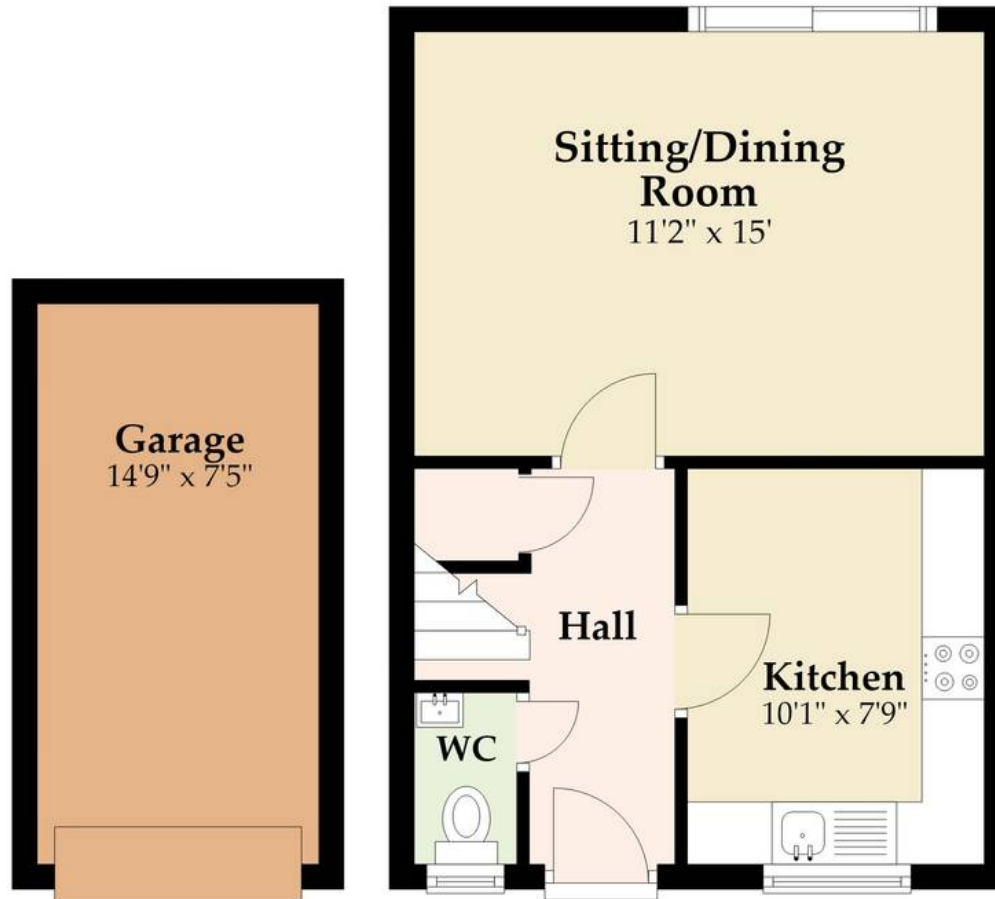
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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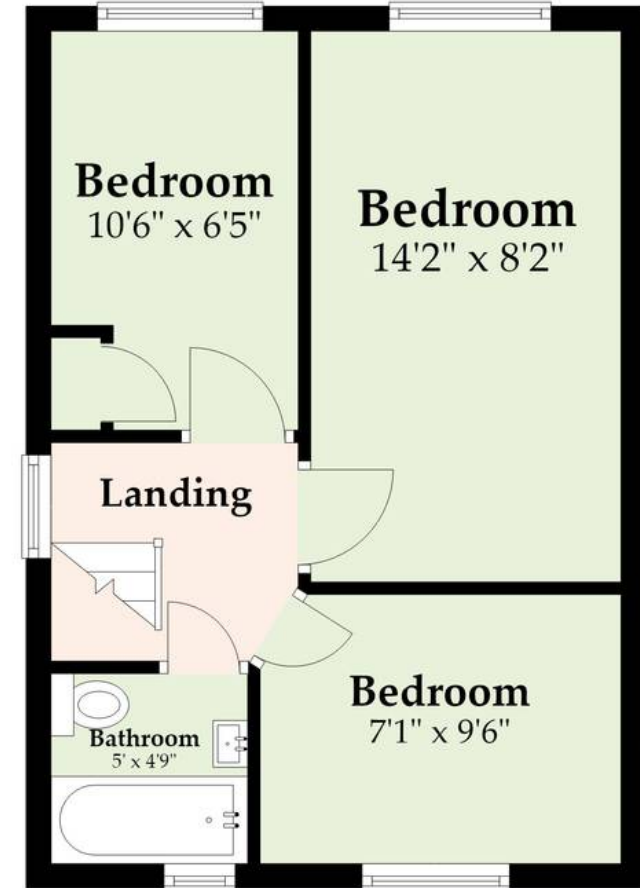
## Ground Floor

Approx. 420.4 sq. feet



## First Floor

Approx. 322.8 sq. feet



Total area: approx. 743.2 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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# Minors & Brady

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