



THE STORY OF

# 9 Eccles Way

*Holt, Norfolk*

**SOWERBYS**



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# 9 Eccles Way

Holt, Norfolk  
NR25 6FN

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Modern Hopkin Homes Development

Brilliantly Located to Greshams  
School and Town Centre

Beautifully Presented Interior

Three Bedrooms and Three Bathrooms

Southwest Facing Property

Immaculately Presented Garden

Large Single Garage

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**SOWERBYS HOLT OFFICE**

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Eccles Way is an impeccably finished development by the esteemed Hopkins Homes, a distinguished developer known for its high-quality projects. Located on the outskirts of Holt near the Steam Railway, this development is a 10-minute walk from Gresham's School and an additional 10 minutes to the town centre, where you'll find a charming array of shops, independent cafes, and bars.

Situated behind a well-maintained green space, this impressive terrace of townhouses occupies a prime position within the development, featuring a beautiful finish and a versatile layout. 9 Eccles Way is exquisitely presented, offering flexibility and modern convenience. The ground-floor reception area is well-balanced, complementing the two bedrooms and two bathrooms on the first floor, along with the principal bedroom and bathroom on the second floor.

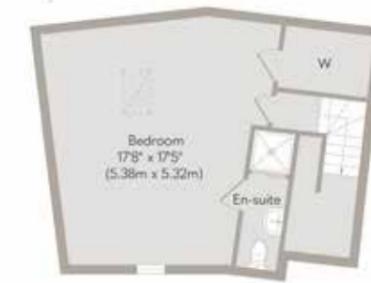
The rear garden is superbly landscaped, combining low-maintenance features with a generous southwest-facing area perfect for young families or gardening enthusiasts. It also includes an exceptional garden shed that doubles as a studio, with power and ample storage solutions. Beyond the garden, you'll find a spacious single garage, nearly twice the typical length.

Ideally located, well-equipped, and beautifully finished, 9 Eccles Way is designed to accommodate any family dynamic, whether for a short stay or as a cherished home.



...offering flexibility and modern convenience...  
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Second Floor  
Approximate Floor Area  
389 sq. ft  
(36.13 sq. m)



First Floor  
Approximate Floor Area  
556 sq. ft  
(51.68 sq. m)



Open Covered  
Garage  
19'9\"/>

Garage  
Approximate Floor Area  
196 sq. ft  
(18.21 sq. m)

Ground Floor  
Approximate Floor Area  
556 sq. ft  
(51.68 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Holt

A STRONG SENSE OF COMMUNITY  
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk's finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 2568-8931-7339-6818-6904

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///waiters.spruced.elbowing

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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