



10 Eccles Way, Holt

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Pointens





10 Eccles Way, Holt

Norfolk NR25 6FN

Sheringham 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

A fine linked detached 4 bedroom house pleasantly situated on this small select development situated towards the eastern outskirts of the town. The property is within easy walking distance of Holt doctors surgery, Gresham's Schools, a general store and post office. A public foot path from the development leads to the wooded village of High Kelling and its extensive public footpaths which in turn lead to North Norfolk's glorious heritage coastline.

GUIDE PRICE £477,500



The Property

A fine linked detached house constructed by multiple award winning builders Hopkins Homes. Constructed in 2021 the immaculately appointed accommodation comprises: an entrance hall, double aspect sitting room with an open fireplace, a well fitted out kitchen, utility room and a cloakroom. A first floor landing leads to a master bedroom with en-suite, 3 further bedrooms and a family bathroom. The property also enjoys gas fired central heating, double glazing, remainder of a 10 year NHBC guarantee. A burglar alarm and coved ceilings throughout. Outside is a car port and a large garage. To the rear of the property is a fully enclosed and private landscaped garden. The property is being sold with no onward chain.

Location

Eccles Way is a small select development situated towards the eastern outskirts of the town. Within easy walking distance is Holt doctors surgery, Gresham's Schools and High Kelling general stores and post office. A public foot path from the development leads to the wooded village of High Kelling and its extensive public footpaths and in turn the heritage coast. The town of Holt was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

Directions

From Holt Street proceed into White Lion Street. Follow the road around into The Old Cromer Road. Proceed past Gresham's junior school and the Senior school. After around 100 yards you will find the entrance to Eccles Way on your right hand side. Follow the road for around 100 yards and you will find No 10 on your right hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Radiator, staircase to first floor, telephone point.

Sitting Room (18'2 x 10'10 double aspect)

Open fireplace housing a gas fire, two radiators, television and telephone point. Window shutters. Double doors leading to the rear garden,

Kitchen/diner and utility area (18'5 x 16'9' double aspect)

Fitted with a good range of base units with wooden work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric double oven, gas surface hob and extractor hood. Dishwasher, tiled splashbacks, range of matching wall units. Two radiators, window shutters, tiled floor.

Utility Area: base unit with work top over, plumbing for automatic washing machine, tiled splashbacks, wall units. Wall mounted gas fired boiler for central heating and domestic hot water. Under stair cupboard, door to rear garden.

Cloakroom

W.C., pedestal washbasin, radiator.

First Floor

Landing

Airing cupboard, radiator. Fitted cupboard.

Bedroom One (11' x 11')

Two fitted cupboards, television and telephone point.

En suite

Tiled shower cubicle with fitted shower. Pedestal washbasin. W.C., radiator. Heated towel rail.

Bedroom Two (11'7 x 10')

Two fitted cupboards, radiator, television and telephone point.

Bedroom Three (10'6 x 10'3)

Radiator, television and telephone point.

Bedroom Four (11' x 7')

Radiator, television and telephone point.

Family Bathroom

Panelled bath with mixer tap and shower over, wc, washbasin. Radiator, half tiled walls, electric shaving point.

Curtilage

To the side of the property is hard standing and a **car port 19' x 10'7**. This in turn leads to a large brick and tile **garage (23' x 10'6)** with up and over doors, electric power and light. Base units and shelving and a personel door leads to the rear garden. To the front is a shingled garden with various inset flower and shrub beds. The private landscaped rear garden has a patio behind the house, a lawn, pergola and well stocked flower and shrub beds. Wooden garden shed, outside power point and a personel door leading to the side and front. All fully enclosed with a mixture of brick walling and wooden fencing.

Please see all our properties at:



General information

Tenure: Freehold.

Services: All main services are connected.

Council Tax Band: D (£2353.16 – 2024/25).

Energy Performance Certificate: Band B.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Agents Notes: There is an annual charge payable to Hopkins Homes of £285.35. This for common and communal ground maintenance.

Ref: H313377.

IMPORTANT NOTICE

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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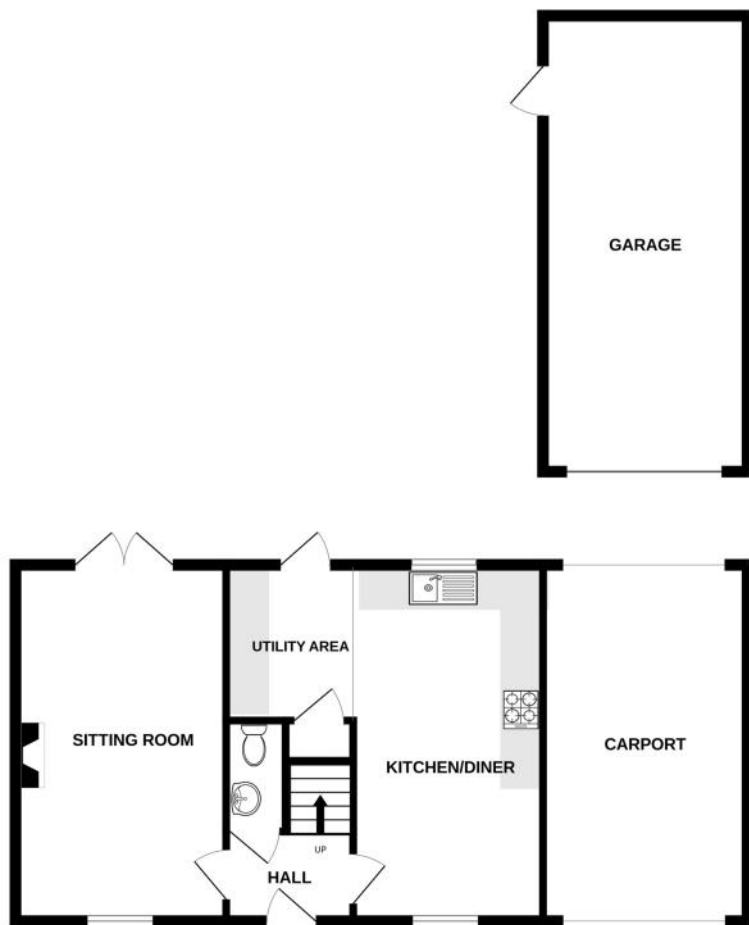
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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