



Introducing
Eccles Way
Holt

SOWERBYS

Sowerbys are delighted to be offering this three bedroom town house on the Hopkins Homes Kings Meadow development in Holt.

Upon entering the property, you will be welcomed into the spacious entrance hallway which leads to the bespoke contemporary kitchen/dining room, benefitting from patio doors to the rear enclosed garden, allowing ample natural light to flood the space.

The generously sized living room is perfect for family life or a great entertaining space, with the ground floor also having the convenience of a cloakroom.

The stairway leads to the first floor landing, providing access to two generously sized double bedrooms. The first of the two bedrooms benefits from a private en-suite and built in storage. The second bedroom boasts picturesque views of the rear garden. To first floor also houses the family bathroom comprising of bath, WC and sink.

The third floor is home to the generous master bedroom, complete with its own en-suite. This bedroom also benefits from dual aspect windows and an integral wardrobe.

Externally, the patio doors from the kitchen lead onto a generous sized enclosed garden with access to the two allocated parking spaces.

HOLT

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 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 savour country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town centre. 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.

AGENTS NOTES

No Pets

Unfurnished

Gas Central Heating

12 Month Initial Tenancy

Available 9th June 2025

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words:///thighs.meatball.others



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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