



23 Eccles Way

Holt, NR25 6FN

£415,000

Freehold

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- Edge-of-town setting in Holt, moments from Gresham's School, with easy access to the town centre
- Close to independent shops, cafés and restaurants, with Sheringham's coastline and rail links within easy reach
- Thoughtfully enhanced interiors with a warm, refined finish throughout
- Spacious sitting room flowing into an open kitchen/dining area, ideal for entertaining
- Seamless access to a private rear garden, perfect for indoor-outdoor living
- Three generous double bedrooms, including a principal suite with upgraded en suite
- Low-maintenance garden with patio, lawn and side access to garage
- Private driveway and car port with electric charging point
- A well-balanced home combining practicality with understated elegance

Agent's Note

EPC Rating: B

Council Tax Band: C

Mains water, electricity, drainage and gas.

Service Charge: £200p.a. for grounds maintenance, hedging, grassed areas, tree reports.

Positioned on the edge of the ever-popular market town of Holt, this elegant family home built by Hopkins Homes enjoys a wonderfully balanced setting beside the esteemed Gresham's School, with the town centre accessible via a pleasant walk or cycle. Holt itself offers a delightful blend of independent boutiques, artisan cafés and acclaimed restaurants, while the nearby coastline at Sheringham provides an easy escape, whether by road or a charming steam railway journey. Connections to Norwich, and onward to London Liverpool Street, ensure both countryside tranquillity and city accessibility are effortlessly combined.

Internally, the home has been thoughtfully enhanced to create a warm yet refined living environment, where attention to detail is evident throughout. The principal living spaces are beautifully interconnected, with a generous sitting room flowing naturally into a kitchen and dining area designed for both everyday living and entertaining. In the warmer months, doors open onto the rear garden, extending the living space outdoors and creating a seamless connection between inside and out.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, served by a stylish family bathroom, while the addition of a recently upgraded en suite to the principal bedroom introduces a further layer of convenience and understated luxury. The garden has been designed with ease in mind, combining patio and lawn with side access to a garage, while a private driveway and car port—complete with electric charging point—offer ample parking. Altogether, a home of genuine appeal, combining practicality with a quietly sophisticated sense of style.

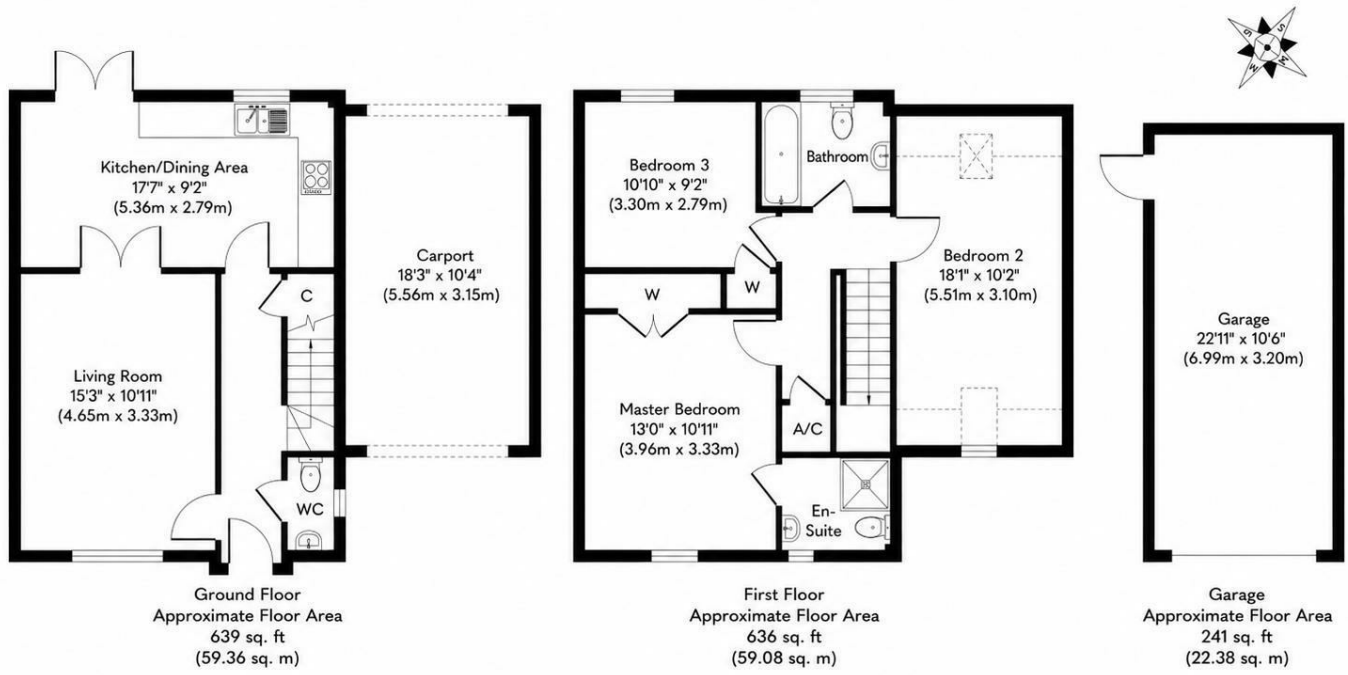








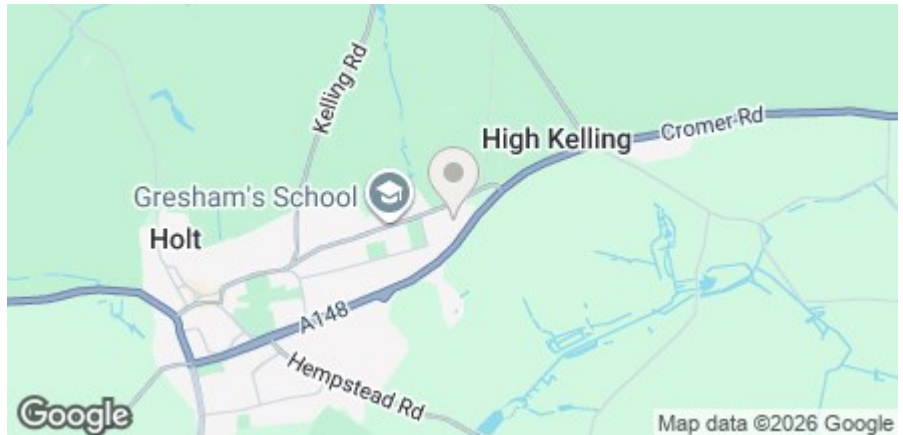




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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 of their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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