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THE STORY OF

19 Eccles Way

Holt, Norfolk

SOWERBYS



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19 Eccles Way

Holt, Norfolk
NR25 6FN

Elegant Georgian-Style Crescent Setting
Overlooking an Enclosed Green

Built by Award-Winning Hopkins Homes

Three-Storey Home with Flexible, Well-
Proportioned Accommodation

Principal Suite Occupying the Entire Top
Floor with En-Suite and Walk-In Wardrobe

Bespoke Kitchen-Dining Room with Integrated
Appliances and French Doors to the Garden

South-Facing, Low-Maintenance
Garden with Sheltered Patio

Garage with Power and Lighting, Plus
Two Private Parking Spaces

Short Walk to Holt's Georgian
High Street, Shops and Cafés

Easy Access to the North Norfolk Coast

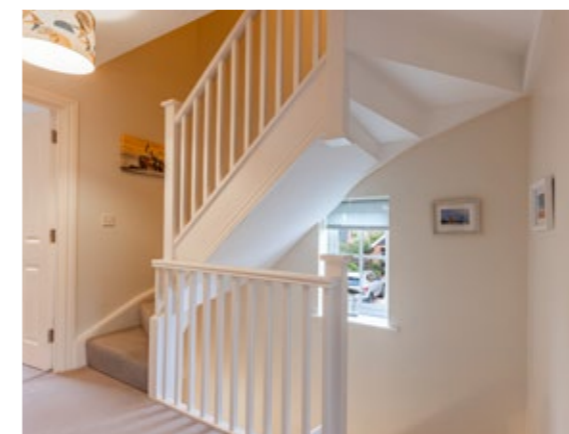
No Onward Chain

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Tucked into a graceful Georgian-style crescent, 19 Eccles Way is a three-storey home of quiet elegance, where timeless architecture meets an easy, contemporary way of living. Built by the award-winning Hopkins Homes, its gently curving façade looks out across a peaceful enclosed green, immediately creating a sense of calm. Inside, a light-filled hallway with generous storage sets a welcoming tone, leading through to a comfortable sitting room ideal for unhurried evenings. Double doors open into a beautifully designed kitchen-dining room, where bespoke cabinetry, integrated appliances and french doors invite the outside in and connect seamlessly with the garden.

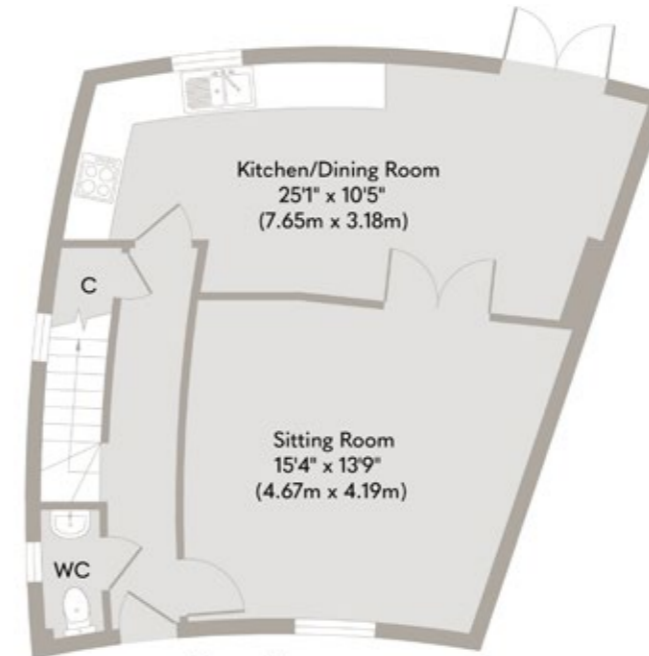
The accommodation unfolds across the upper floors with a feeling of space and retreat. The first floor offers two generous double bedrooms, one served by an en-suite shower room, alongside a well-finished family bathroom. The top floor is devoted to the principal suite, a bright and restful haven with space for a king-size bed, a walk-in wardrobe and a luxurious en-suite bathroom. Throughout the home, high-quality fittings and thoughtful design choices create a sense of comfort and ease that carries from room to room.

Outside, the south-facing garden feels like a private sanctuary, designed for simple enjoyment and low-maintenance living, with established planting, flowering borders and a sheltered patio for outdoor dining. The garage, equipped with power and lighting, can be accessed directly from the garden, while a rear gate leads to two private parking spaces. Just a short stroll from Holt's charming Georgian high street, with its independent shops, cafés and welcoming market-town atmosphere - and within easy reach of the unspoilt North Norfolk coast - this is a home ready to be enjoyed from the moment you arrive, offered with no onward chain.

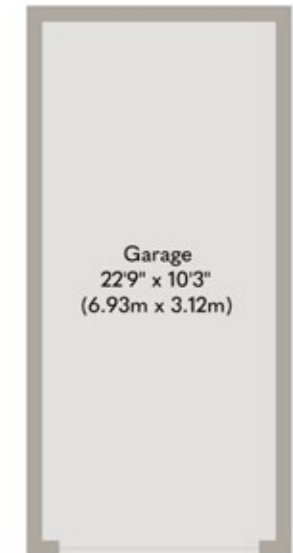


Light-filled interiors throughout, creating warmth and welcoming spaces.

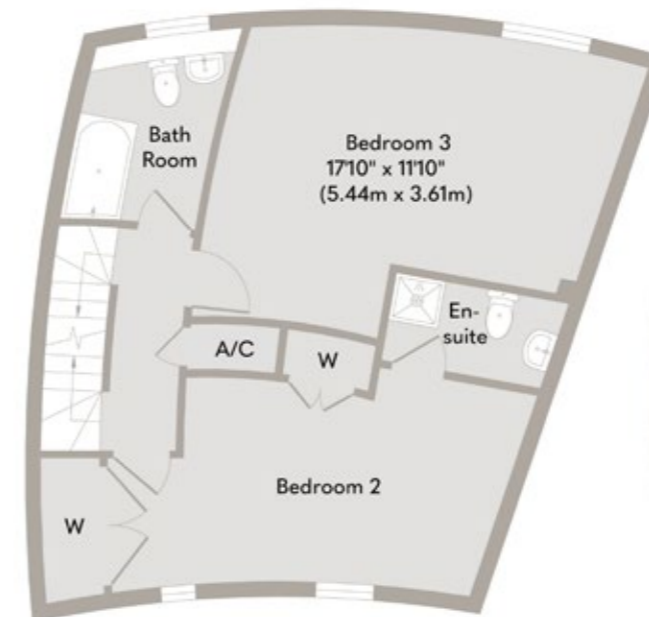




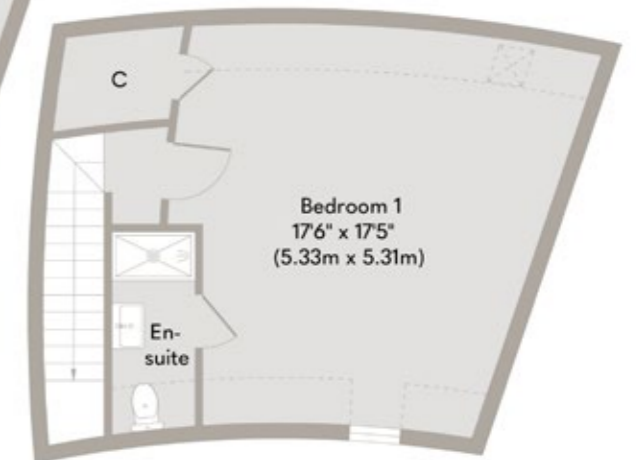
Ground Floor
Approximate Floor Area
539 sq. ft
(50.07 sq. m)



Garage



First Floor
Approximate Floor Area
539 sq. ft
(50.07 sq. m)



Second Floor
Approximate Floor Area
376 sq. ft
(34.93 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 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.



Note from Sowerbys



“The kitchen-dining room connects seamlessly with the garden, perfect for relaxed entertaining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 8202-5835-8939-4697-4883

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: ///credit.splat.neatly

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

