

THE STORY OF

22 Eccles Way

Holt, Norfolk

SOWERBYS

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Holt, Norfolk
NR25 6FH

Coach House Located within a Desired and Popular Residential Development

Deceptively Spacious Accommodation with a Stylish and Contemporary Feel

Impressive Open-Plan Living Area

Modern Fitted Kitchen

Two Well-Proportioned Double Bedrooms, with Built-In Storage in the Principal Bedroom

Versatile Second Bedroom, Ideal for Guests or a Home Office

Well-Appointed Family Bathroom.

Private, Enclosed Garden

Off-Street Parking and a Garage

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Tucked away within a peaceful residential avenue, this beautifully presented coach house offers stylish, well-proportioned accommodation within a highly sought-after development.

Deceptively spacious throughout, the property combines contemporary living with an impressive range of outside space and practical amenities, including off-street parking, garage and gardens. The versatile layout makes this an ideal home for a variety of buyers, from first-time purchasers to downsizers and investors alike.

The attractive frontage features a paved pathway bordered by neatly maintained lawns, leading to the front entrance and welcoming hallway, with stairs rising to the first floor. Here, the impressive open-plan living space provides an excellent setting for both everyday living and entertaining, incorporating a modern fitted kitchen, ample space for a freestanding island or breakfast bar, and a generous lounge area.

The accommodation continues with two well-proportioned double bedrooms. The principal bedroom benefits from built-in storage, while the second bedroom offers excellent flexibility for guests, home working or additional living requirements. Both are served by a stylish, well-appointed family bathroom.

Externally, the property continues to impress, offering a private, enclosed garden bordered by timber fencing, ideal for outdoor relaxation and entertaining. Off-street parking is further complemented by a garage, providing additional storage and practical convenience.

Combining a desirable tucked-away position, contemporary open-plan living and valuable outside space, this appealing coach house presents an excellent opportunity to acquire a versatile home within a popular residential setting.





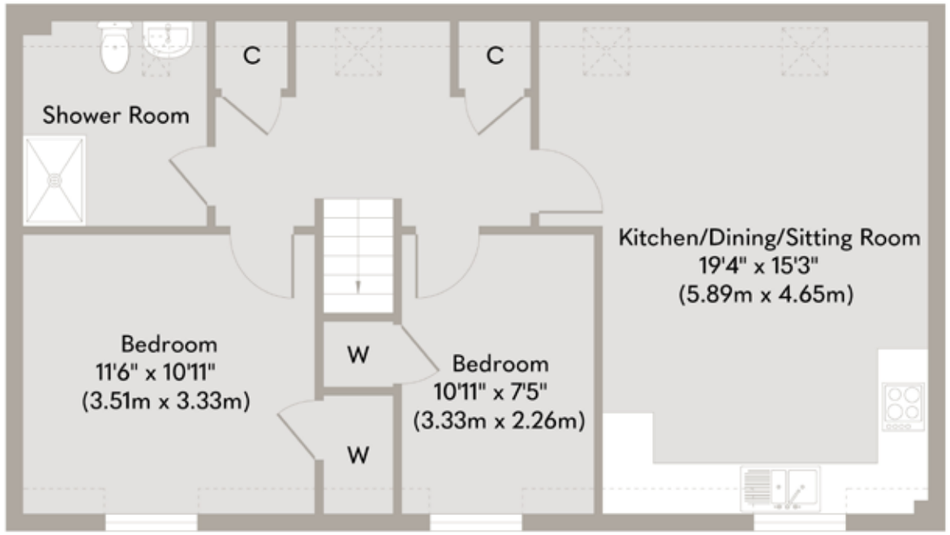




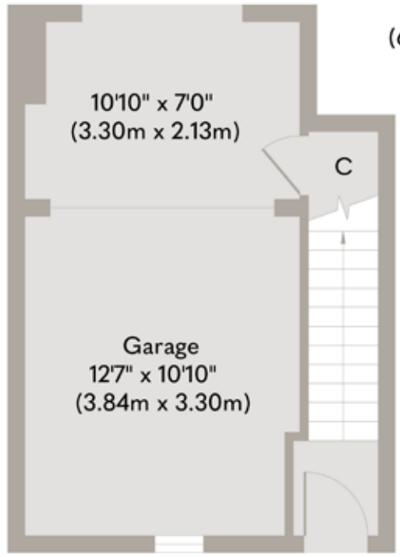








First Floor
Approximate Floor Area
693 sq. ft
(64.33 sq. m)



Ground Floor
Approximate Floor Area
123 sq. ft
(11.39 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



"A peaceful, tucked-away position within a desired residential development."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. Full fibre broadband to premises.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref: 8291-7639-6289-2732-9996

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

Leasehold.

Years on lease 125 years from 2019.

The ground rent is £140 per annum.

Management fees are currently £800 per annum. Already paid for 2027.

LOCATION

What3words: ///onto.mermaids.sulky

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

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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