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THE STORY OF

9 Eccles Way

Holt, Norfolk

SOWERBYS



THE STORY OF

9 Eccles Way

Holt, Norfolk
NR25 6FN

Desirable Position within a Well-Regarded
Crescent on the Hopkins Homes Development

Beautifully Presented Townhouse with
Contemporary Finishes Throughout

Elegant Sash Windows Adding a
Period Feel to a Modern Home

Well-Balanced Layout Flowing from Formal
Sitting Room to Kitchen/Dining Room

Bright and Sociable Kitchen/Dining
Space Ideal for Entertaining

Three Well-Proportioned Bedrooms
Arranged Over Two Floors

Impressive and Spacious Top-
Floor Principal Suite

Beautifully Landscaped, Low-
Maintenance Rear Garden

Car Port and Additional Driveway Parking

Offered Chain Free

SOWERBYS HOLT OFFICE

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holt@sowerbys.com



Positioned within the highly regarded Eccles Way development by Hopkins Homes, this impeccably presented home enjoys a prime setting on the outskirts of Holt, close to the train station and within easy 10 minute walking distance of Gresham's School and a further 10 minutes the town centre, renowned for its independent shops, cafés and restaurants.

Situated behind a well-maintained green space, this impressive terrace of townhouses occupies a prime position within the development, featuring a beautiful finish and a versatile layout. Finished to an exceptional standard throughout, the property effortlessly combines contemporary styling with elegant detailing, including traditional sash windows that add a subtle sense of character and charm. The accommodation has been thoughtfully arranged to create a natural flow, leading from the formal sitting room through to a bright and sociable kitchen/dining room- an inviting space ideally suited to both everyday living and entertaining.

The layout is both versatile and well-balanced, with two bedrooms and two bathrooms arranged across the first floor, while the impressive principal suite occupies the top floor, offering a generous and private retreat with an enhanced sense of seclusion.

Externally, the property continues to impress. The rear garden has been beautifully landscaped to provide a low-maintenance yet attractive southwest-facing space, perfect for families and outdoor enjoyment. A standout feature is the fully powered garden studio, offering excellent flexibility for home working or leisure, alongside a substantial single garage of almost double length, providing exceptional storage and practicality.

Altogether, this is a superbly finished and highly adaptable home, perfectly positioned within one of Holt's most desirable modern developments.

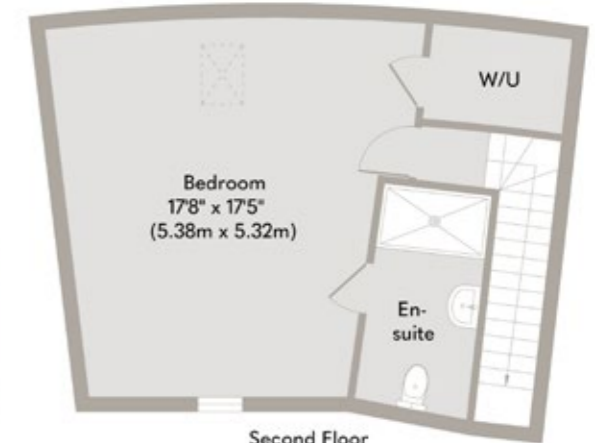




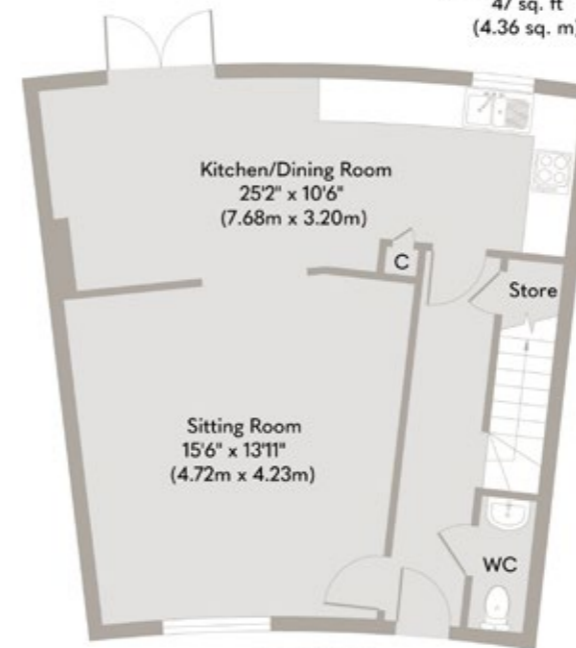
Garage



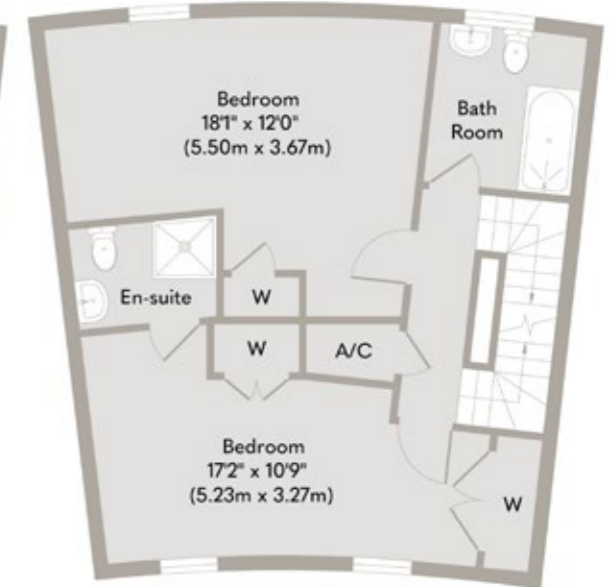
Outbuilding
Approximate Floor Area
47 sq. ft
(4.36 sq. m)



Second Floor
Approximate Floor Area
389 sq. ft
(36.13 sq. m)



Ground Floor
Approximate Floor Area
556 sq. ft
(51.68 sq. m)



First Floor
Approximate Floor Area
556 sq. ft
(51.68 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 the Vendor



“Our favourite spots in the house are the sunny garden and front outlook.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 2568-8931-7339-6818-6904.

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: ///noisy.wasps.spirits

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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