



43 ECCLES WAY

Holt, NR25 6FN

£465,000

Freehold

43 ECCLES WAY

Holt
NR25 6FN

- Immaculately presented detached family home
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious dual-aspect sitting room with feature fireplace
- Contemporary shaker-style kitchen/dining room
- Ground floor cloakroom
- Detached garage with driveway parking
- Landscaped rear garden with entertaining terrace





Positioned within one of Holt's most desirable residential developments, 43 Eccles Way enjoys an enviable setting just moments from the heart of this thriving Georgian market town. Renowned for its independent boutiques, cafés, galleries & excellent restaurants, Holt perfectly captures the character of North Norfolk, whilst the spectacular coastline, nature reserves and sandy beaches of Wells-next-the-Sea, Cley & Holkham are all within easy reach. Combining a peaceful neighbourhood with exceptional access to both town and countryside, this is a location that continues to appeal to families, professionals & those seeking a home by the coast.

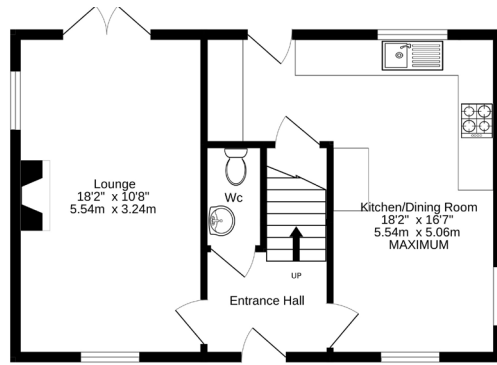
Beautifully presented throughout, the accommodation has been thoughtfully designed for modern living, with light-filled, well-proportioned rooms & a tasteful contemporary finish. The generous dual-aspect sitting room offers a warm and welcoming space centred around a feature fireplace, while the spacious kitchen & dining room is fitted with stylish shaker cabinetry, quartz work surfaces & an integrated SMEG Victoria double oven & ample room for family dining and entertaining. Upstairs, three well-balanced bedrooms include a superb principal suite with fitted wardrobes & an elegant en-suite shower room, complemented by a modern family bathroom, creating a home that is ready to move straight into.

Outside, the enclosed rear garden has been designed for both relaxation & entertaining, with a generous patio, neatly maintained lawn & mature planting providing a wonderful degree of privacy. A detached garage & driveway offer excellent parking, while a timber garden studio provides a versatile space ideal for home working, hobbies or simply escaping to enjoy the garden throughout the seasons. Beautifully maintained inside & out, this is a home that effortlessly combines style, practicality and location to offer an exceptional opportunity in one of North Norfolk's most sought-after market towns.

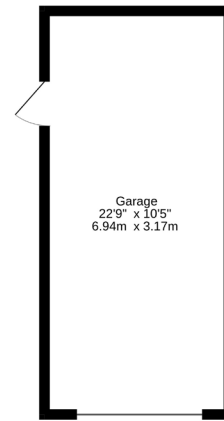




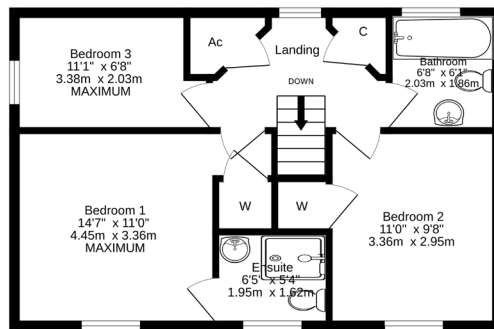




Ground Floor
489 sq ft. (45.4 sq.m.) approx.



Garage
236 sq ft. (22.0 sq.m.) approx.



1st Floor
481 sq ft. (44.7 sq.m.) approx.

Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band D.

Energy Efficiency Rating: B.

Tenure: Freehold.

Location: What3words – [///flitting.dynasties.dubbing](https://www.what3words.com/#!/flitting.dynasties.dubbing)

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