



5 Eccles Road, Holt

See all our properties at  OnTheMarket.com

Independent Estate Agents  
**Pointens**





5 Eccles Road,  
Holt, Norfolk NR25 6HJ

North Norfolk Coast 3 miles,  
Norwich 20 miles

A detached period house with 3 reception rooms and four bedrooms. Situated in a much favoured road convenient for Gresham's pre-prep, prep and senior school. Also a short stroll away is Holt High Street and its extensive amenities.

**GUIDE PRICE £600,000**



See all our properties at  OnTheMarket

## THE PROPERTY

The property offered for sale is a spacious detached four bedroom house quietly situated in a much favoured location of the town. Originally constructed in 1935, the property has been extended by the current owners and now offers accommodation briefly comprising an entrance hall, a sitting room, a dining room, a garden room and a well fitted out kitchen, a utility room and a wet room. On the first floor, a landing leads to four bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit double glazed windows and gas fired central heating. Outside, a gravelled driveway provides off street parking and this in turn leads to a garage. To the rear of the house is a sunny and well tended enclosed garden.

## LOCATION

Eccles Road is a private road maintained by the residents, it is one of the more favored residential areas of the town being a very short walk from Holt High Street and its extensive amenities and also convenient for Gresham's schools. Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

## DIRECTIONS

From Holt High Street proceed into the Cromer Road and after passing the petrol station you will find Eccles Road on your left hand side. Number 5 will then be found on your left, identified by a Pointens for sale board.

## ACCOMMODATION

The accommodation comprises:-

### Covered entrance porch

Front door, leading to -

### Entrance Hall

Radiator. Staircase to first floor with cupboard under. Coat pegs. Telephone point.

### Sitting Room (15'8 into bay x 12'8, double aspect)

Radiator.

### Dining Room (13'3 x 13')

Open fireplace housing a coal effect electric fire. Radiator. Sliding doors to -

### Garden Room (10'5 x 8'6, double aspect)

Radiator. Two Velux windows. Telephone point. Double doors leading to the rear garden.

### L-shaped Kitchen/Breakfast Room (19'3 x 16')

Range of fitted base units with work surfaces over. Inset single drainer sink unit with mixer tap. Double electric oven. Fitted dishwasher. Tiled splashbacks. Range of matching wall units. Re-circulating hood. Two radiators. Fitted cupboard. Vaulted ceiling with two Velux windows.

### Utility Room (8' x 8')

Base units with work surface over. Inset single drainer sink. Plumbing for automatic washing machine and tumble drier. Wall units. Door to outside. Wall mounted Worcester Bosch boiler for central heating and domestic hot water.

### Wet Room

Fitted shower. W.C., washbasin, heated towel rail.

## First Floor

### Landing

Radiator.

### Bedroom One (13'2 x 12'1, double aspect)

Fitted double wardrobe with storage over. Radiator, telephone point.

### Bedroom Two (15'6 into bay x 12', double aspect)

Fitted double wardrobe with storage over. Radiator.

### Bedroom Three (11'3 x 8'6, double aspect)

Radiator. Fitted wardrobes.

### Bedroom Four (10'6 x 6', double aspect)

Airing cupboard with fitted shelving and factory lagged cylinder. Radiator, telephone point. Loft access.

## Bathroom

Panelled bath with mixer tap. Vanity unit with basin over. W.C., radiator. Heated towel rail.

## Curtilage

The property is approached over a gravelled driveway which in turn leads to an integral garage (16'8 x 8') with double wooden doors, electric power and light. Leading down the side of the house there is a hard standing concrete area with a pedestrian door leading to the well tended rear garden which is mostly laid to lawn together with a patio area, a wooden garden shed, well stocked flower and shrub bed borders. This is all enclosed with a mixture of wooden panelled fencing and hedging.



## General Information

**Tenure:** Freehold.

**Council Tax Band:** D (£2142.02—2023/24)

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

**Services:** All mains services are connected.

**Energy Performance Certificate:** D

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH  
tel: 01263 711880.

**Ref:** H313112.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

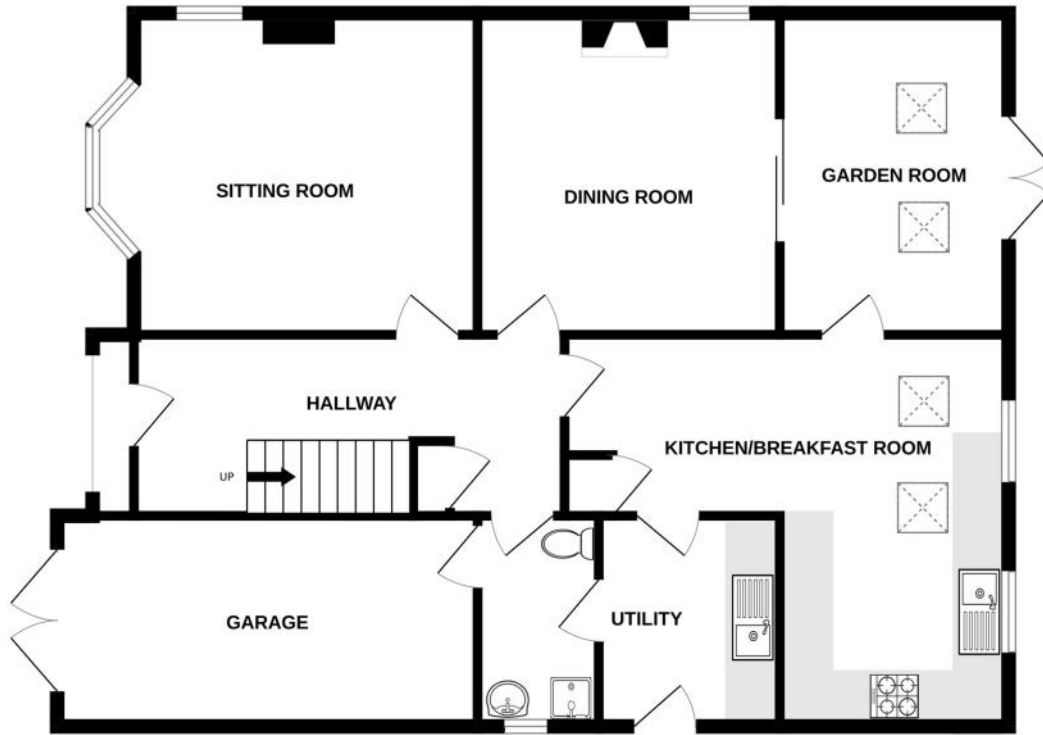
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

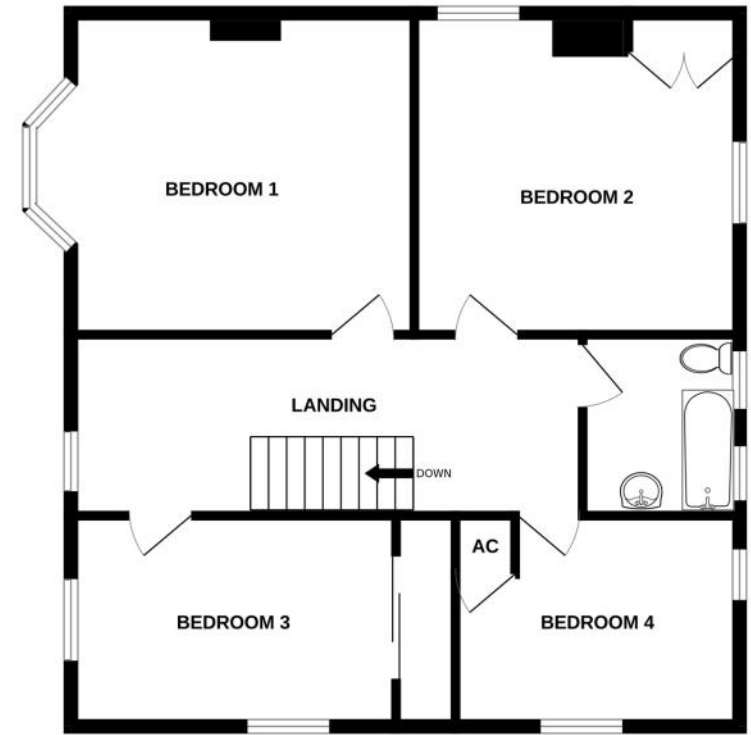
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



5 ECCLES ROAD, HOLT, NORFOLK NR25 6HJ

TOTAL FLOOR AREA : 1828 sq.ft. (169.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

