



THE STORY OF  
**8 Eccles Way**  
*Holt, Norfolk*

**SOWERBYS**

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THE STORY OF

# 8 Eccles Way

Holt, Norfolk,  
NR25 6FH

Modern Link-Detached Property

Short Drive to the Coast

Ideally Located Within Holt

Short Walk to Gresham's Schools and High Street

Spacious Sitting Room Opening to the Garden

Generous Kitchen/Dining Room

Four Bedrooms

Two Bathrooms

Beautiful Garden

Single Garage and Car Port

SOWERBYS HOLT OFFICE

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“The accommodation has a wonderful flow, and the kitchen/dining room is such a sociable space.”

Situated on the renowned development from the highly reputable Hopkins Homes, this link-detached property enjoys a superb position overlooking the green to the front. Only two years old, and impeccably presented, the house is ideally located just a short walk into the town centre, and even quicker access to Gresham's Schools.

8 Eccles Way has served brilliantly as a much-loved home, but would cater equally well as a family home. The kitchen is a great space - beautiful,

practical, and large enough to accommodate a generous dining area. The double doors from the spacious living room really help integrate to the stunningly presented garden.

Upstairs, there are four good sized bedrooms, with the principal bedroom having an en-suite, and the family bathroom. The fourth is a single bedroom, but currently serves as a home office which works really well as a tranquil spot to hunker down with some focus.





First Floor  
Approximate Floor Area:  
686 sq. ft  
(63.69 sq. m)



Garage  
Approximate Floor Area:  
233 sq. ft  
(21.64 sq. m)

Ground Floor  
Approximate Floor Area:  
683 sq. ft  
(63.42 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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The garden truly is beautifully presented and very well-balanced, making it a great space for casual and keen gardeners alike. Wonderfully sheltered and private, the garden is a real sun-trap on summer afternoons. The house has the benefit of a large single garage, as well as a carport, providing two off-road parking spaces.

If you are searching for a low maintenance property with the peace of mind of a modern house, 8 Eccles Way caters terrifically to any family wishing to enjoy it as a home, or a home from home.





## ALL THE REASONS

# Holt

IN NORFOLK  
IS THE PLACE TO CALL HOME



A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the

latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



Cromer pier and seafront

“8 Eccles Way is in a great position within Holt - and it's just a short drive from the coast.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 9791-3246-4600-2209-8151

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: ///unscathed.flank.appealed

## AGENT'S NOTE

The NHBC warranty runs until 2031.

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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