



THE STORY OF

17 Eccles Way

Holt, Norfolk

SOWERBYS

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17 Eccles Way

Holt, Norfolk,
NR25 6FN

Modern Hopkin Homes Development

Brilliantly Located to Greshams School and Town Centre

Beautifully Presented Interior

Three Bedrooms and Three Bathrooms

Light and Airy Sunroom

Immaculately Presented Garden

Large Single Garage

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“The ground floor is light and airy, with an abundance of radiating light coming from the sunroom.”

Eccles Way is a beautifully finished development from the renowned Hopkins Homes, a highly successful developer that delivers a high-end finish. This development sits on the outskirts of Holt, just by the Steam Railway, and is about a 10-minute walk to Greshams School and a further 10 minutes to the town centre, where the high street showcases its illustrious and quintessential shops, independent cafes, and bars.

Set back from a beautifully kept green, this striking terrace of townhouses commands a superior position within the development, hosting a beautiful finish and versatile layout. 17 Eccles Way is presented beautifully, and with the addition of its sunroom, the reception

space on the ground floor is incredibly well-balanced between its two bedrooms and two bathrooms on the first floor, alongside the principal bedroom and bathroom on the second floor.

The rear garden is landscaped superbly and offers a terrific blend of low-maintenance aspects, as well as a generous lawn for any young families or keen gardeners to enjoy its south-western aspect. Beyond the rear garden is a large single garage, which extends to almost twice the normal length.

17 Eccles Way is ideally located, well-amenitised, and gorgeously finished to accommodate any family dynamic—whether it is for a short stay or as a loving home.







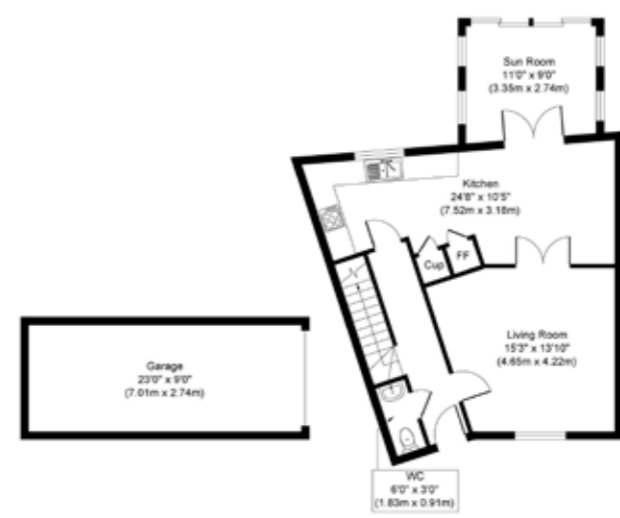
“The sunroom is positioned perfectly within the garden; you are able to enjoy all the splendid views and changing seasons in the comfort of this space.”



Second Floor
Approximate Floor Area
412 sq. ft
(38.27 sq. m)



First Floor
Approximate Floor Area
546 sq. ft
(50.72 sq. m)



Garage
Approximate Floor Area
207 sq. ft
(19.23 sq. m)

Ground Floor
Approximate Floor Area
659 sq. ft
(61.22 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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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 the Vendor



“17 Eccles is situated in an ideal location on the outskirts of Holt. The town itself is well-amenitised, and you have everything you need right at your doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0154-3889-7258-9128-9461

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: ///modes.polices.opinion

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