



9 Eccles Way, Holt

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Pointens





9 Eccles Way

Holt, Norfolk NR25 6FN

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

A fine mid terraced three storey town house, offering an impressive 1,526 square feet (141.6 sq.m) of living space over three floors. The property forms part of a beautiful Georgian style crescent of houses overlooking an enclosed green in the heart of this exclusive development by multiple award winning house builders, Hopkins Homes.

GUIDE PRICE £440,000



The Property

A fine mid terraced three storey town house, offering an impressive 1,526 square feet (141.6 sq.m) of living space over three floors. The property forms part of a beautiful Georgian style crescent of houses overlooking an enclosed green in the heart of this exclusive development by multiple award winning house builders, Hopkins Homes. The gentle curve of the crescent gives added character to all the rooms. On entering the house you will find an elegant and pleasant hallway with good understairs storage and a cloakroom/wc. The sitting room is a good shape, perfect for large furniture, with a window which overlooks the green. Double doors lead into the impressive kitchen/dining room which has a bespoke fitted kitchen above the standard build specification with fitted and integrated appliances such as the electric oven, gas hob, filter hood, Neff dishwasher and Neff washing machine. On the first floor there is a large bedroom with en-suite shower room, a further good size bedroom and a family bathroom. On the top floor is the principle bedroom with an en-suite shower room. The shower and bathroom fittings are all of high quality and a state-of-the-art hot water system is fully pressurised to provide powerful showers. Outside, to the back of the house is a south facing garden which feels open to allow maximum sunlight. The garden has been carefully laid out for ease of maintenance. Also to the back is a parking space and a car port. There is no onward chain.

Location

The town of Holt was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. 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 centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. **The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.**

Directions

From Holt Street proceed into White Lion Street. Follow the roas around into **The Old Cromer Road. Proceed past Gresham's junior school and the Senior school.** After around 100 yards you will find the entrance to Eccles Way on your right hand side. Follow the road for around 200 yards and you will find No 43 on your left hand side.

Accommodation

The accommodation comprises: -
Front door, leading to -
Entrance Hall
Radiator, staircase to first floor with cupboard under.

Cloakroom

W.C., pedestal washbasin, radiator.

Sitting Room (15'2 x 14'4)

Two radiators. Double doors leading to -

Kitchen/dining room (24'6 x 10'8)

Fitted with a good range of base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric oven, surface hob and extractor hood, integrated Neff dishwasher and Neff washing machine. Two radiators. Breakfast bar. Tiled floor. Double doors leading to the rear garden.

First Floor

Landing

Airing cupboard.

Bedroom Two (18'5 x 10')

Two built in double wardrobes. Radiator. Door to -
En suite

Tiled shower cubicle with fitted shower. Pedestal washbasin. W.C., radiator.

Bedroom Three (17'7 x 11'8)

Fitted wardrobe, radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment. W.C., washbasin, radiator. Half tiled walls.

Second Floor
Landing
Radiator.

Master Bedroom (17'6 x 16'8)

Large walk-in storage cupboard. View to front. Television point, two radiators.
En suite
Tiled shower cubicle with fitted shower, pedestal washbasin, W.C. Radiator.
Electric shaving point.

Curtilage

To the rear of the property there is a lawned garden with a patio area directly behind the house. There are raised flower beds, a wooden garden shed. This is all fully enclosed with wooden panelled fencing. A gate leads to the rear of the house and to a parking space and a car port (17'3 x 10').

General Information

Tenure: Freehold.

Services: All main services are connected.

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

Energy Performance Certificate: B

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Agents Notes: There is an annual charge payable to Hopkins Homes of £285.35. This for ground rent of the car port and open space landscaping charge. This property can be used as a second home but not let commercially.

Ref: H313170

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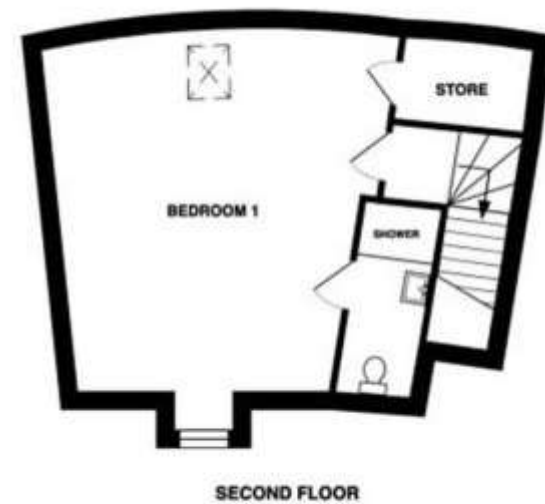
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9 Eccles Way, Holt, Norfolk NR25 6FN

Total Area: 141.8 square meters ... 1526 square feet

All measurements are approximate and for display purposes only

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