



THE STORY OF

23 Eccles Way

Holt, Norfolk

SOWERBYS



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23 Eccles Way

Holt, Norfolk
NR25 6FN

Prime Location Near Holt Town
Centre and Gresham's School

Easy Access to Sheringham, Norwich,
and London via Train Connections

Three Generous Double Bedrooms,
Including a Newly Updated En-Suite

Spacious and Elegant Living Areas
with Seamless Indoor-Outdoor Flow

Private and Low-Maintenance Rear
Garden with Patio and Lawn

Car Port and Parking for Two Cars with
Electric Charging Point, and a Garage

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Welcome to 23 Eccles Way, a charming and elegant family home perfectly positioned on the edge of the picturesque market town of Holt. Situated just beside the prestigious Gresham's School, this home enjoys an enviable location, with the town centre only a scenic 15 to 20 minute walk or delightful cycle ride away.

Holt boasts a wealth of independent shops, quaint cafés, and celebrated restaurants, making everyday living both convenient and enjoyable. For coastal escapes, the vibrant seaside town of Sheringham is within easy reach, whether by steam train for a nostalgic journey or a short drive. Additionally, there is a train line to Norwich connecting to London Liverpool Street, meaning city adventures are always within grasp.

Step inside 23 Eccles Way and immediately feel the warmth of this much-loved family home. The current owners have thoughtfully enhanced the property, showcasing impeccable attention to detail throughout.

At the heart of the home, the beautifully connected living spaces provide an inviting setting for both everyday moments and special gatherings. The expansive living room seamlessly flows into the kitchen/dining room, creating a sociable and practical space. During the brighter months, the effortless transition into the private rear garden transforms this area into a true retreat.



The interiors blend character with modern refinement. Upstairs, three generously sized double bedrooms provide ample space, complemented by a well-appointed family bathroom and with the recent upgrade of an en-suite to the principal bedroom, there's added convenience and style - with a fresh and luxurious touch.

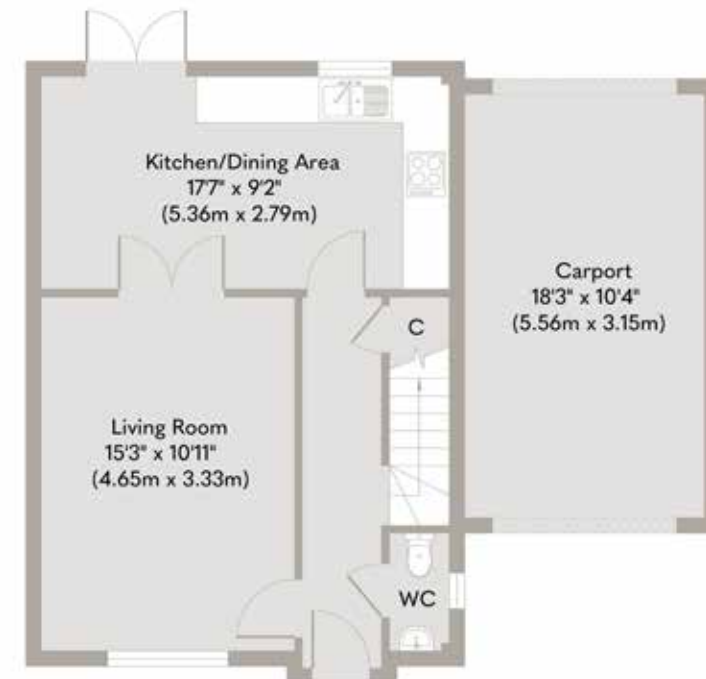
Designed for ease of maintenance, the garden features a harmonious mix of patio and lawn, with convenient side access leading to the garage. The car port and private driveway comfortably accommodates two vehicles - with an electric charging port - and leads to the aforementioned garage.

With its prime location, elegant design, and exceptional living space, 23 Eccles Way is more than just a house - it's a home waiting to be cherished.

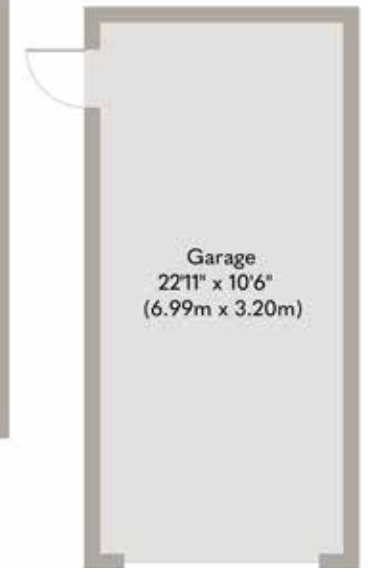




First Floor
Approximate Floor Area
636 sq. ft
(59.08 sq. m)



Ground Floor
Approximate Floor Area
639 sq. ft
(59.36 sq. m)



Garage
Approximate Floor Area
241 sq. ft
(22.38 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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Holt

A STRONG SENSE OF COMMUNITY AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the 'Love Holt' initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage 'Poppy Line' railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords deli and café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There's no rush—relax and savor country life! The town also hosts the historic Gresham's School.

Holt features an abundance of Georgian properties, especially around the town center. Further out, you'll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

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



Note from Sowerbys



“The location is really fantastic for the best of Holt, especially its positioning close to the renowned Gresham's School.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8578-7634-5580-5726-7926

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: ///severe.brimmed.smokers

AGENT'S NOTE

The vendor is an employee of Sowerbys.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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