



4 Eccles Road, Holt

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Independent Estate Agents

Pointens





**4 Eccles Road
Holt, Norfolk NR25 6HJ**

North Norfolk Coast 3 miles,
Norwich 20 miles

An immaculately presented detached 4 bedroom family sized house situated in one of Holt's most favoured roads. 4 Eccles Road is just a short walk from Holt High Street and Gresham's Schools

GUIDE PRICE £600,000



Property

The property offered for sale is an immaculately presented detached four bedroomed house situated on a generous corner plot. This spacious family sized home offers well proportioned accommodation briefly comprising of an entrance porch, porch entrance hall, good sized doubled aspect sitting room with an open fire place housing a wood burner, a dining room, conservatory, well equipped kitchen and breakfast room, further dining area, cloakroom. A first floor landing leads to a master bedroom and luxury en-suite. There are three further bedrooms and a family bathroom. The property also enjoys UPVC double glazed windows and doors throughout and gas fired Central heating. Outside a shingled driveway provides off street parking this in turn leads to a garage. To the front of the property is a lawned garden and to the rear is a very private garden mainly laid to lawn together with a sun terrace. Internal viewing is highly recommended to appreciate the property and its superb location.

Location

Eccles Road is a private road maintained by the residents and 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 Salthouse, 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 4 will then be found on your right, identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises of:-

Front Door

Leading to an **Entrance Porch**

Tiled floor and door to:-

Entrance Hall

Staircase to first floor with cupboard under, radiator, coats cupboard.

Cloakroom

Vanity unit with basin over, wc.

Sitting Room

Double aspect, open fire place housing a wood burner, television point, two radiators.

Kitchen/Breakfast Room

A hand made Kestrel kitchen comprising a range of fitted base units, working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap, integral fridge/freezer. Rangemaster cooking range with extractor hood over. Further range of matching wall units, ceiling beams, ceiling fan, Vinyl floor. Double doors to:-

Dining Room

Double aspect, a redbrick fireplace housing a wood burner. Radiator, dado rail.

Conservatory

Patio doors with fly screen leading to the sun terrace.

Utility Room

Double aspect, range of fitted base units with working surfaces over. Inset sink unit. Worcester Bosch boiler for central heating and domestic hot water. Space and plumbing for a washing machine and tumble dryer. Door to front and door to rear. Coat pegs

First Floor Landing

Radiator, airing cupboard with factory lagged hot water cylinder, fitted shelving, access to the loft area.

Master Bedroom

Double aspect, two radiators

En-Suite

Tiled shower cubicle with fitted shower, vanity unit with basin over, corner jacuzzi bath, wc, radiator.

Bedroom Two

Double aspect, two radiators.

Bedroom Three

Two fitted cupboards, radiator.

Bedroom Four

Double aspect, radiator

Family Bathroom

Panelled bath with shower over, vanity unit with basin over, wc, heated towel rail.

Curtilage

To the side of the property is a gravelled parking area and this in turn leads to a garage 22' x 9' 8 with electric roller door. Fitted work bench, electric power and light. To the front of the property is a lawned garden with various inset shrub and flower beds all enclosed by mature hedging. To the rear of the property is a further lawned garden again with various inset flower and shrub beds. A workshop 14' x 12' a store shed 19' x 10'. There is also a sun terrace that leads to the garden room, the garden is very private and is enclosed by mature hedging.

General Information

Tenure: Freehold.

Council Tax Band: D

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: H31185.

All our properties can be seen on the internet at



Important Notice

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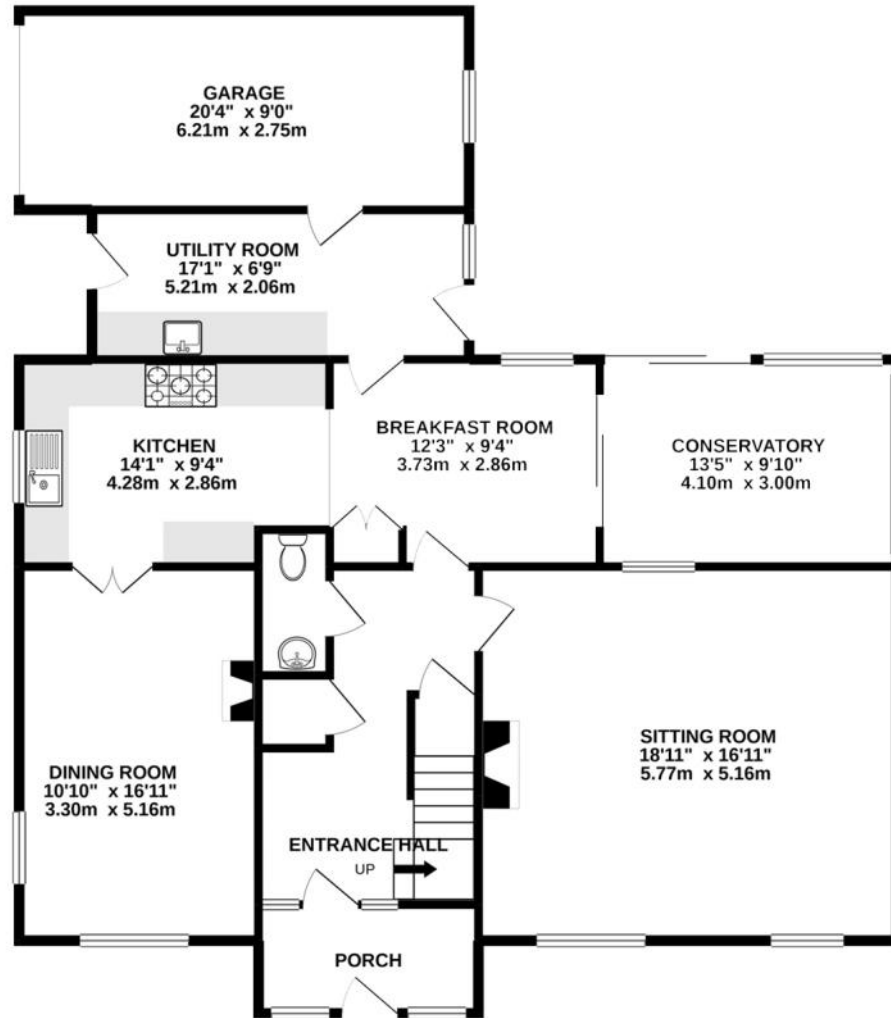
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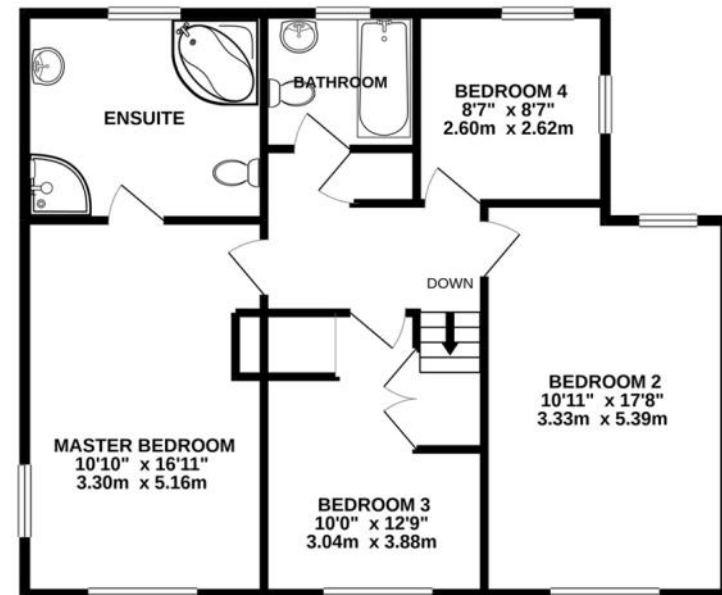
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TOTAL APPROX. FLOOR AREA 2151 SQ.FT (200 SQ.M.)

GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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.

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