



CURRENTLY UNDER CONSTRUCTION AND READY BY JULY 2024, A SUPERB DETACHED HOUSE IN A PRIME SETTING

Little Butts, Saxlingham Road, Blakeney, Holt, Norfolk NR25 7PB

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ESTABLISHED 1966

Little Butts
Saxlingham Road
Blakeney
Holt
Norfolk
NR25 7PB

A BRICK & FLINT HOUSE DESIGNED AND BUILT WITH ATTENTION TO DETAIL AND SITUATED ON A QUIET LANE IN ONE OF NORTH NORFOLK'S MOST SOUGHT-AFTER COASTAL VILLAGES

Guide Price: £1,700,000 (28.03.24)
Freehold BUR230109

- Entrance Porch
- Hall
- Luxurious L-shaped Kitchen / Dining / Family Room opening to a Sitting Room with open fireplace and double aspect doors to the gardens
- Kitchen cabinets and Porcelanosa Sanitary-ware supplied by Arcadia
- Snug
- Pantry / Utility Room
- Ground Floor Shower Room
- Galleried Landing
- Four Bedrooms each with an attendant Bath or Shower Room
- West-facing Garden to rear and further Garden to front
- Outdoor Kitchen
- Ample Parking
- Tandem Garage
- 10 Year Warranty Professional Consultant's Certificate
- Stylish Interiors finished to a top spec





BLAKENEY must be one of the most sought after coastal villages in North Norfolk. The whole coastal area, much of it owned by The National Trust, is designated as an Area of Outstanding Natural Beauty, attracting both sailing enthusiasts and ornithologists. The village retains a unique atmosphere with many of the old mariners' and merchants' houses remaining in its narrow streets with others tucked away in flint walled alleyways. The main street runs down to the Quay with its salt marsh and channels, with Blakeney Point beyond. There is a surprisingly wide selection of shops, public houses and hotels. A wider range of amenities can be found in the Georgian town of Holt, about 5 miles to the south.



HEATING: Underfloor heating from an Air Source Heat Pump.

COUNCIL TAX: Band to be determined.

SERVICES: Mains electricity, water and drainage.

BROADBAND: Ofcom indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2, Three and Vodafone are likely to provide voice and data outside the property and that O2 and Vodafone are likely to provide voice and data inside the property.

AGENTS' NOTE: The image of the front of the house is a CGI and the developer may undertake alterations to the landscaping etc during the course of construction.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. However, the fittings, furniture and chattels are surplus to the sellers' requirements and are all available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



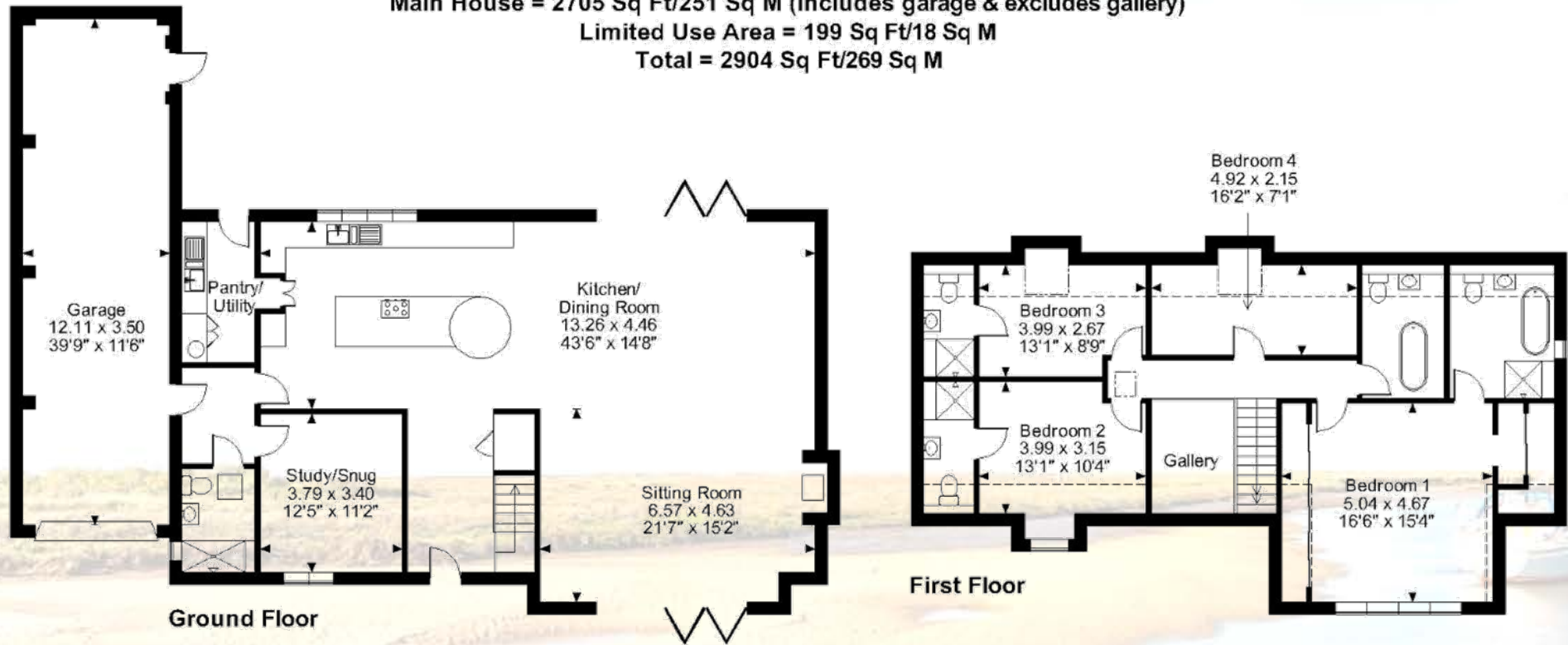
Little Butts, Saxlingham Road, Blakeney, Holt, Norfolk

Approximate Gross Internal Area

Main House = 2705 Sq Ft/251 Sq M (includes garage & excludes gallery)

Limited Use Area = 199 Sq Ft/18 Sq M

Total = 2904 Sq Ft/269 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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