



NEWLY CONSTRUCTED HIGH-QUALITY DETACHED FIVE BEDROOM HOUSE WITHIN WALKING DISTANCE OF THE HIGH STREET AND QUAY

43 New Road, Blakeney, Holt, Norfolk NR25 7PA

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ESTABLISHED 1966

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Guide Price: £1,595,000 (28.03.24)
Freehold BUR230182

- Newly constructed brick & flint property in a coastal setting.
- Situated a short walk from the High Street and Quay.
- Finished to an exacting standard throughout.
- Samsung marine-grade Air-source heating system, high standards of thermal insulation and heat recovery system.
- Accommodation of almost 2500 sq ft; Entrance Hall, Kitchen/Dining/Family Room, Sitting Room, Rear Lobby, Cloakroom, Utility Room, Landing, Master Bedroom with Dressing Room, En-Suite Bathroom and Balcony, three further double Bedrooms with En-suite facilities and Bedroom 5/Study.
- Outside, driveway with electric sliding gates, brick-built car port with charging point and shingled parking and turning area. Walled front garden with south-west aspect laid to lawn with paved terraces to the south and west. Shingled private rear garden.
- Bespoke kitchen by <https://www.hovinghaminteriors.com/> with Neff appliances, Breakfast bar and integral Harris Tweed covered seating.
- Desirable features include; Double glazed powder coated windows and doors, Egyptian limestone flooring, Dik Geurts double-side wood burner, Quooker Tap, integrated ceiling speakers, data cabling and TV points and bespoke staircase.
- Timber framed construction; <https://turnertimber.co.uk/>





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: Air Source Heat Pump.

COUNCIL TAX: Band G.

SERVICES: Mains electricity, water and drainage.

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

MOBILE COVERAGE: Ofcom indicate that EE, Three, O2 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.

AGENT'S NOTE: 1-The property is situated in a conservation area. 2-The boundary wall to the south and west will remain the responsibility of the owner of 43A New Road, Blakeney.













ENERGY PERFORMANCE CERTIFICATE (EPC):

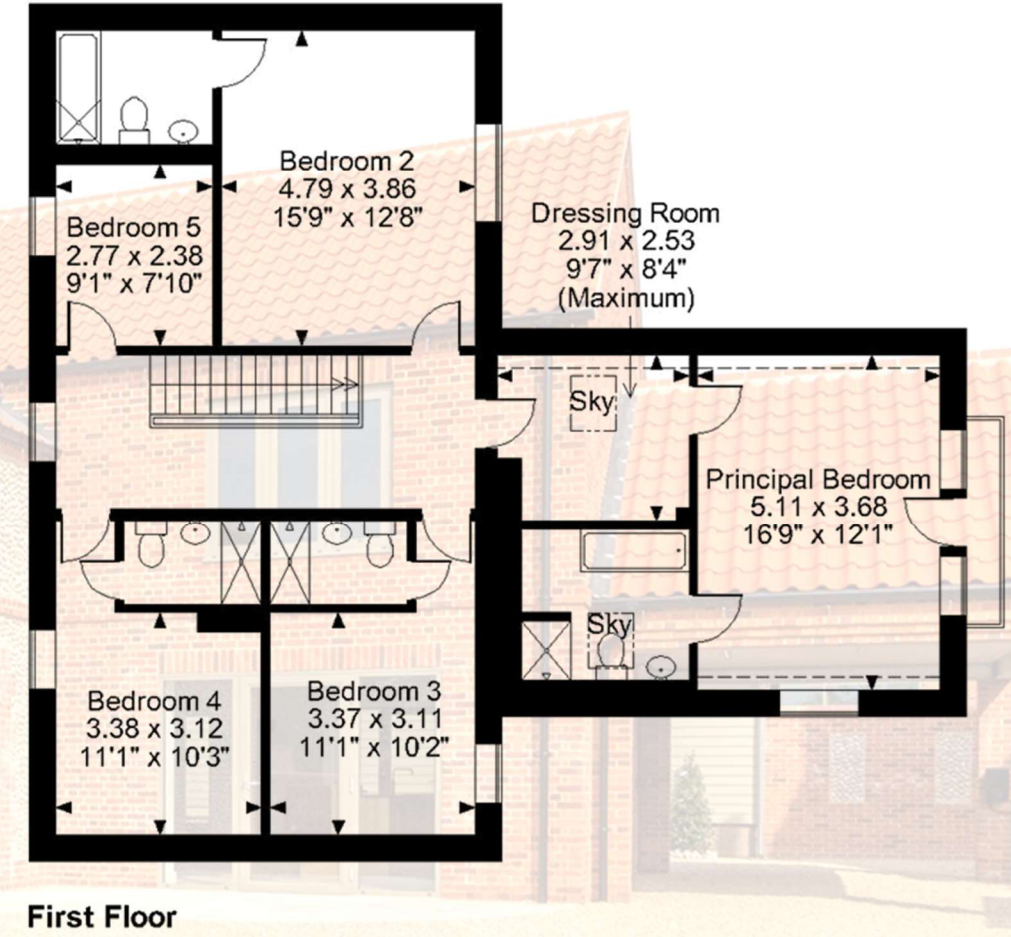
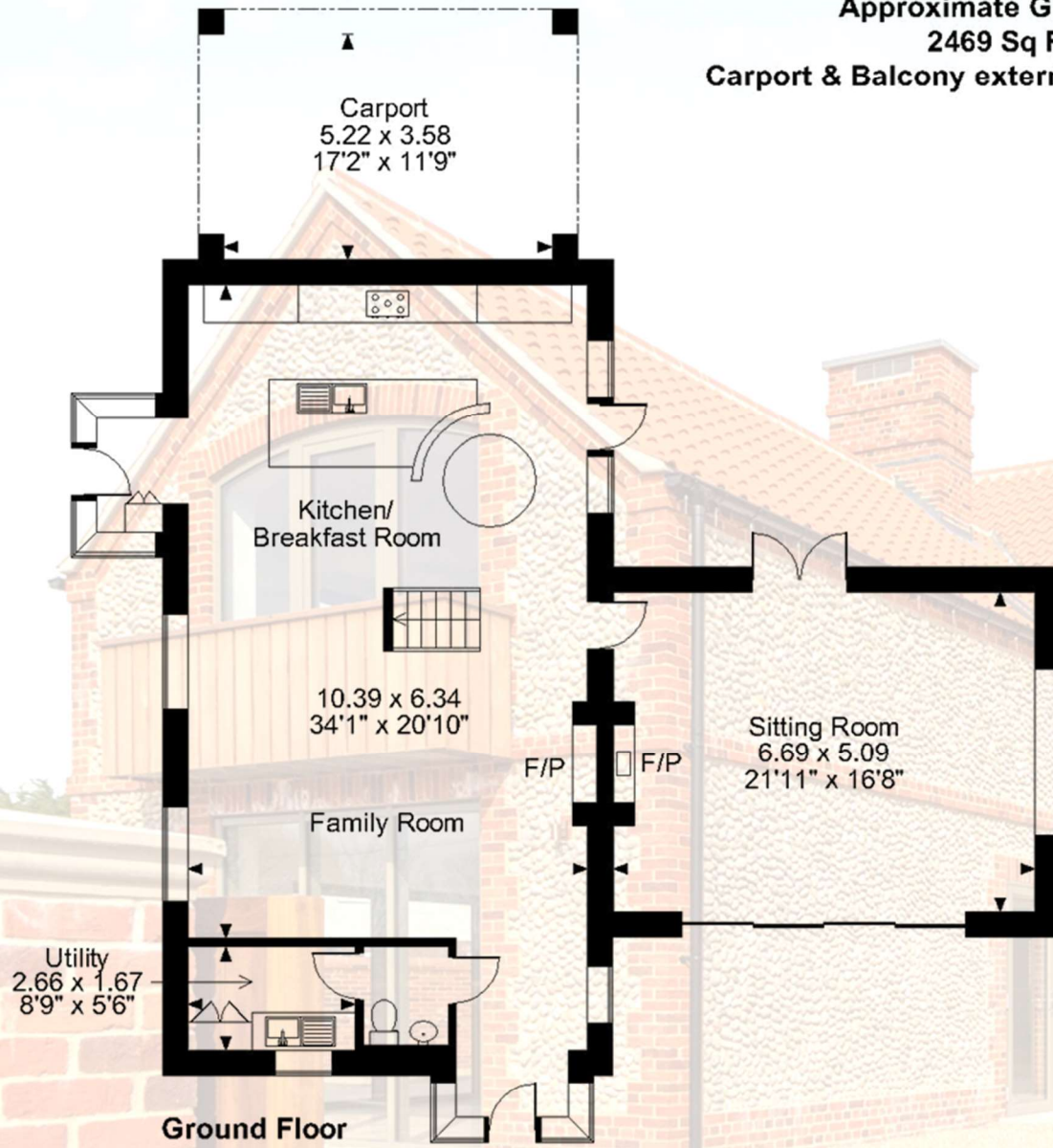
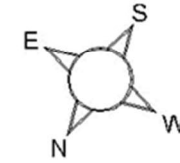
A full copy of the EPC is available upon request

PENDING



Distant glimpse of Blakeney Point from Master Bedroom and Sitting Room

New Road, Blakeney, Blakeney, Norfolk
Approximate Gross Internal Area
2469 Sq Ft/229 Sq M
Carport & Balcony external area = 218 Sq Ft/20 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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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be 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



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