



A MODERN SEMI-DETACHED TWO BEDROOM PROPERTY WITH GARDENS AND PARKING IN A SOUGHT-AFTER LOCATION IN CLEY

The Old Joinery, The Fairstead, Cley-Next-The-Sea, Norfolk NR25 7RJ

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ESTABLISHED 1966

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The Fairstead
Cley-Next-The-Sea
Norfolk
NR25 7RJ**

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IN A SOUGHT-AFTER LOCATION IN CLEY*

Guide Price: £495,000 (19.04.24)
Freehold BUR240019

- Very well-presented semi-detached property offered for sale with no onward chain.
- Situated in an elevated setting in a highly-desirable coastal village.
- Accommodation comprises; Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom with En-suite Shower Room, Bedroom, Shower Room/WC.
- Outside; single car port and covered entranceway, shingled parking area and an enclosed south-facing garden largely laid to lawn with a paved terrace.
- French doors to the garden from the Sitting Room.
- Neutral décor throughout.
- Accommodation set out on one level.
- Currently a successful holiday let. Certain items of furniture may be available to purchase separately.





CLEY-NEXT-THE-SEA was described by William White in his 1845 Norfolk directory as a "small town and port" and listed "4 inns, 2 beer houses, 3 each of bakers, butchers, groceries, drapers, shoemakers and also 4 tailors". 175 years on the village has a delicatessen, hotel, pub, tearooms, fish smokery, pottery shop and gallery. St Margaret's Church looks over the green and the Glaven Valley and probably the best known feature of the village is the windmill, built as a corn mill at the beginning of the 19th century, and now run as a bed and breakfast establishment. The Georgian town of Holt which is about 5 miles away is known for its excellent selection of shopping and also Gresham's public school for girls and boys. The City of Norwich with a main line service to London is approximately 26 miles away.

HEATING: Oil fired central heating

COUNCIL TAX: Business Rated. (previously a "C")

SERVICES: Mains water, electricity & drainage.

BROADBAND: Ofcom state that Superfast broadband is available to the property.

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

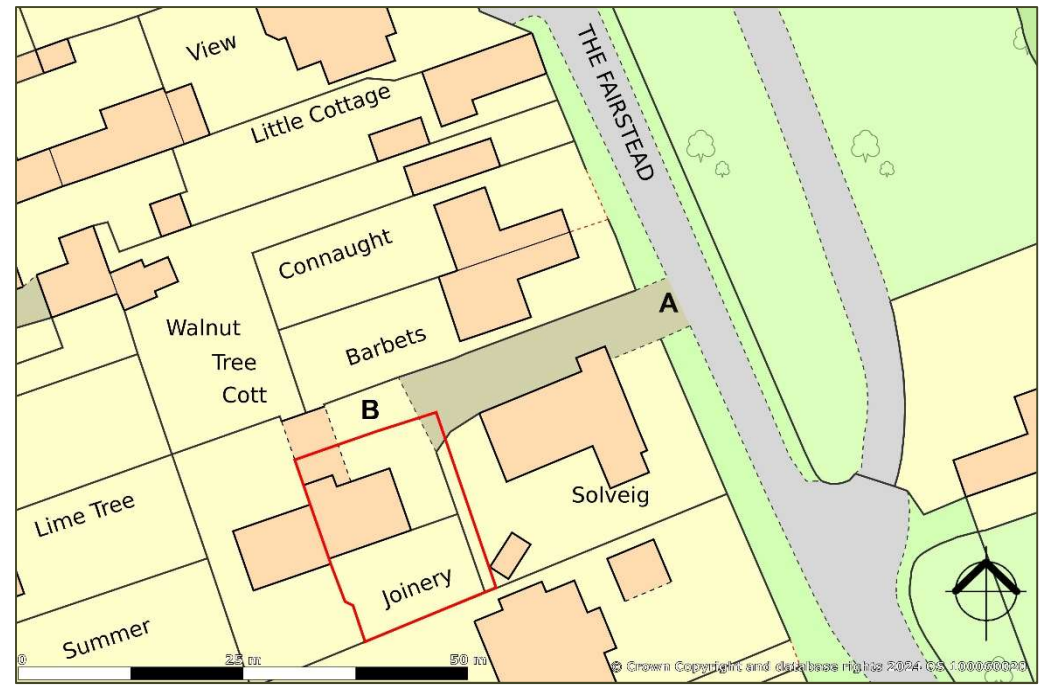
AGENTS NOTE 1: The property is situated in a conservation area.

AGENT'S NOTE 2: The property enjoys the benefit of rights of way between points A and B (see map on page 7). For clarity, Walnut Tree Cottage owns the right hand car port.

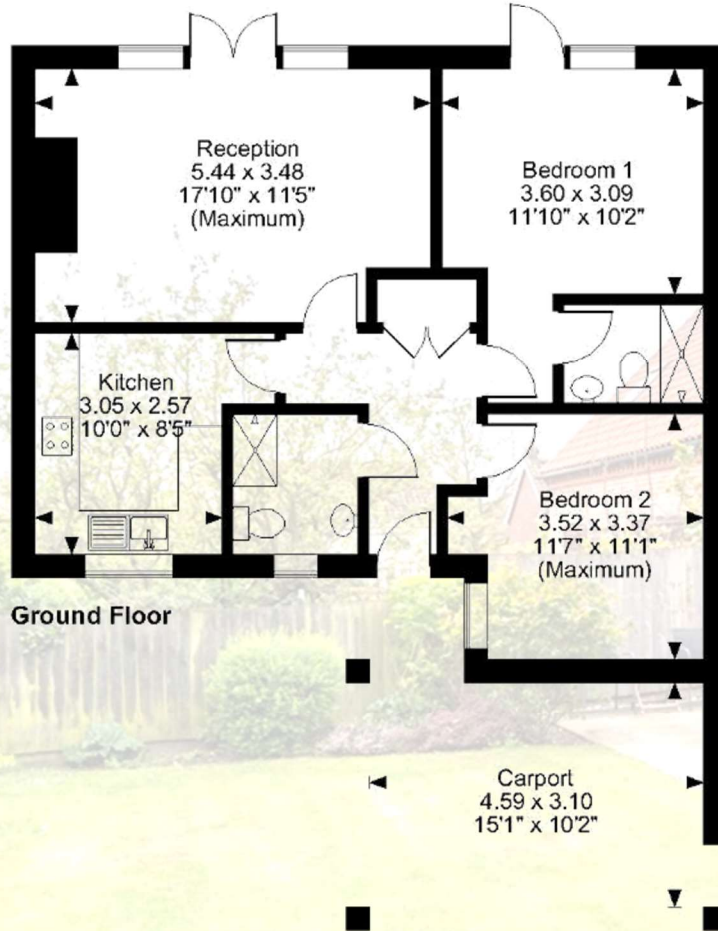
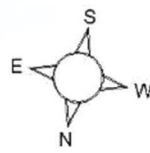








The Old Joinery, The Fairstead Cley, Holt
Approximate Gross Internal Area
Main House = 707 Sq Ft/66 Sq M
Carport = 153 Sq Ft/14 Sq M
Total = 860 Sq Ft/80 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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