

SOWERBYS

Norfolk Property Specialists



Plot 2, Fiddler's Rest

New Road, Blakeney, Norfolk, NR25 7NY

£795,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



KEY FEATURES

- One of Two Prestigious New Properties by Acroe Homes
- Prime Coastal Location in One of Norfolk's Most Sought After Villages
- Superior Build Quality and Excellent Specification
- Open Plan Kitchen Dining Room Opening to Garden
- Generous Sitting Room with Open Fireplace
- Three Bedrooms, Principal En-Suite and Spacious Family Bathroom
- Utility Room and Ground Floor WC
- Landscaped Garden, Garage and Parking
- Anticipated Completion Date Mid September 2021



PLOT 2, FIDDLER'S REST

An exclusive coastal development of just two new prestigious properties expertly crafted by 'Acroe Homes', Fiddler's Rest is set in a prime location just off the coast road at Blakeney.

Showcasing superb build quality and a refined specification, these exceptional homes deliver the perfect blend of local heritage architecture and 21st Century living.

Exceptional care and attention to detail ensure that these new homes fit seamlessly into the charming and traditional street scenes that make Blakeney one of North Norfolk's most revered and sought after coastal havens.

Mellow red brick, double fronted elevations epitomise classic architectural symmetry and are set under a traditional pantile roof. The elegant and refreshingly understated facade conceals a refined and contemporary interior with balanced living areas, handmade 'lifestyle' kitchen, three individual bedrooms that include a sumptuous principal suite, and lavish bathrooms.

Both properties offer individual layouts, orientations and plots with freshly landscaped gardens, private parking and garaging.

Whether you are looking for that dream coastal retreat to enjoy away from the stresses of everyday life or the perfect place to call home, nestled discreetly in the heart of North Norfolk's 'jewel in the crown' Fiddler's Rest delivers in every way.

Build completion and the opportunity for occupation is anticipated for mid September 2021.





LOCATION

This exclusive development commands an enviable position in the centre of Blakeney just off the coast road. Literally step outside the pristine gardens and you will find yourself immersed in the coastal splendour of Blakeney.

An area of Outstanding Natural Beauty, Blakeney is filled with flint cottages, narrow streets and hidden alleys. Food and drink options are a plenty in Blakeney from the traditional coastal pub The Kings Arms to the more gastronomic fayre at The White Horse, you really are spoilt for choice. The Moorings is a charming cafe by day and a renowned bistro restaurant by night, and a short walk away is Wiveton Hall Cafe, which is well worth a visit.

Offering panoramic views across the estuary and salt marshes, Blakeney enjoys big skies and tranquil walkways. The Blakeney National Nature Reserve is one of the largest expanses of undeveloped coastal habitat of its type in Europe. It has long been recognised as a highly important area for its wide range of rare coastal plants and wildlife. The vast areas of unusual habitat such as pristine salt marsh, vegetated shingle and sand dunes, attract a colourful array of wildlife from uncommon sea birds to the seal colonies that prosper on Blakeney Point. Needless to say the area is incredibly popular with nature lovers and birdwatchers. Although there are some restricted areas during the main bird breeding season the nature reserve is largely free to roam. Seal trips by boat run from Blakeney and the nearby village of Morston out to Blakeney Point and are extremely popular. 'A Coastline to Explore', Blakeney is well placed for exploring the stunning north Norfolk coastline. From wildlife reserves and sweeping beaches, to seal watching and quirky pubs - the attractions are plentiful.



SPECIFICATION

Construction

- Burnham Orange Brick
- Sandtoft Neo Clay Double Pan Roof Tiles
- 'Sedrel' Cement Board Cladding
- 'Brett Martin' Cast Iron Effect Guttering and Downpipes
- Anthracite Grey UPVC Windows
- Solidor Black Exterior Doors
- Aluminium Bi-fold Doors
- Stabilised Gravel Driveways
- 'Aztec' Electric Boiler System
- Underfloor Heating to Ground and Traditional Radiators to First Floor

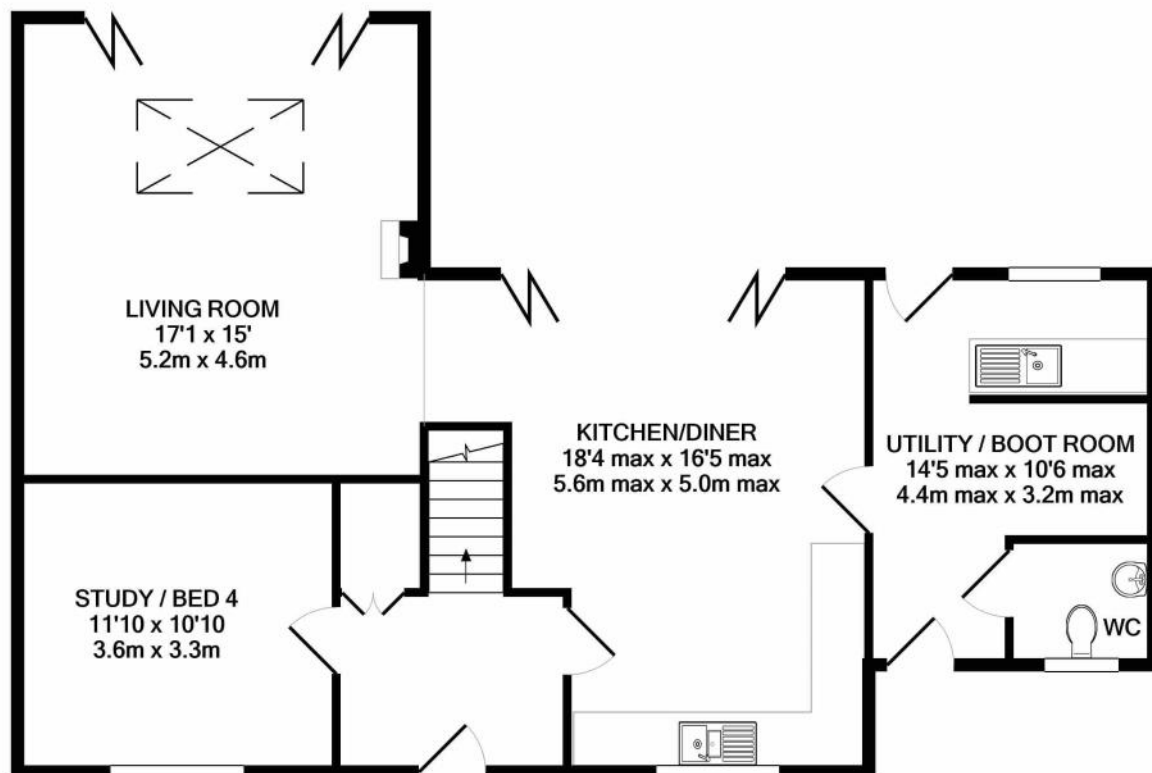
Interior Specification

- Oak Internal Doors
- Open Fireplaces
- Brushed Stainless Steel Ironmongery
- Oak Flooring to Kitchen, Utility Room and Hallway
- 'Karndean' Flooring to Bathrooms and Wet Areas
- Fitted Carpets to Bedrooms and Landings
- Handmade Kitchens
- Granite Work Tops and Chrome Ironmongery
- Instant Hot Water Tap
- 'Rangemaster' Oven and Extraction Hood
- Integrated Fridge/Freezer, Washing Machine and Dryer
- 'Kudos' Sanitary Ware to Bath/Shower Rooms
- Heated Towel Rails
- Fully Tiled Bath/Shower Room Walls
- Fitted Light Mirror with Integrated Shaver Point

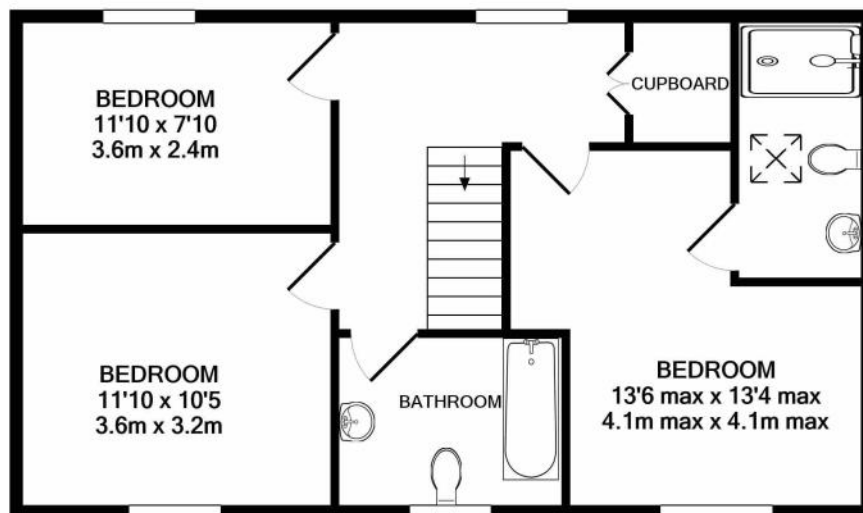
External Specification

- Turfed Lawns and Soft Landscaping
- Feather Edge Fencing and Brick and Flint Walls
- Detached Garage and Driveways
- Outside Tap





GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1444 SQ.FT. (134.1 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. 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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SERVICES CONNECTED

To be confirmed

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

Viewing by appointment with our Holt Office:
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