



THE STORY OF

2 Brightwell Close

Blakeney, Norfolk

SOWERBYS



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2 Brightwell Close

Blakeney, Holt
NR25 7QS

Stunning Detached Four Bedroom Home
Walking Distance to Blakeney Quay and High Street
Immaculately Presented Throughout
Top Specification
Low Maintenance Home
Spacious and Versatile Accommodation
Studio / Office Over Garage
Beautifully Landscaped Garden

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“The perfect balance of space and tranquillity.”

Tucked in a peaceful corner of an exclusive selection of homes, this stunning property boasts immaculately presented and versatile accommodation, finished to an exacting specification throughout. With a location offering the perfect balance of space and tranquillity whilst remaining a pleasant walk from the famous Blakeney Quay, this is a wonderfully practical home with all the benefits of a prime coastal location and the enviable lifestyle that comes with it.

A delightful mix of modern, open plan living balanced with more traditional receptions is found on the ground floor;

a welcoming entrance hall reveals the impressive kitchen/dining room, enjoying a wonderfully sociable layout between a bespoke kitchen and a dining area flooded with light via bi-fold doors leading to the rear sun terrace. The kitchen is well complemented by the utility/boot room with a range of units and external door making for a highly practical alternative entrance after a fulfilling day on the coastal path. A wonderfully generous sitting room is found to the rear of the home, with two sets of double doors ushering reams of natural light into the home. A handy and versatile snug/study completes the ground floor.







The first floor is home to four excellent bedrooms. The principal suite is well-proportioned with built-in storage, as well as a luxurious en-suite shower room. The three further bedrooms are all comfortably doubles and are well-served by the central family bathroom, every bit as luxurious as the principal en-suite.

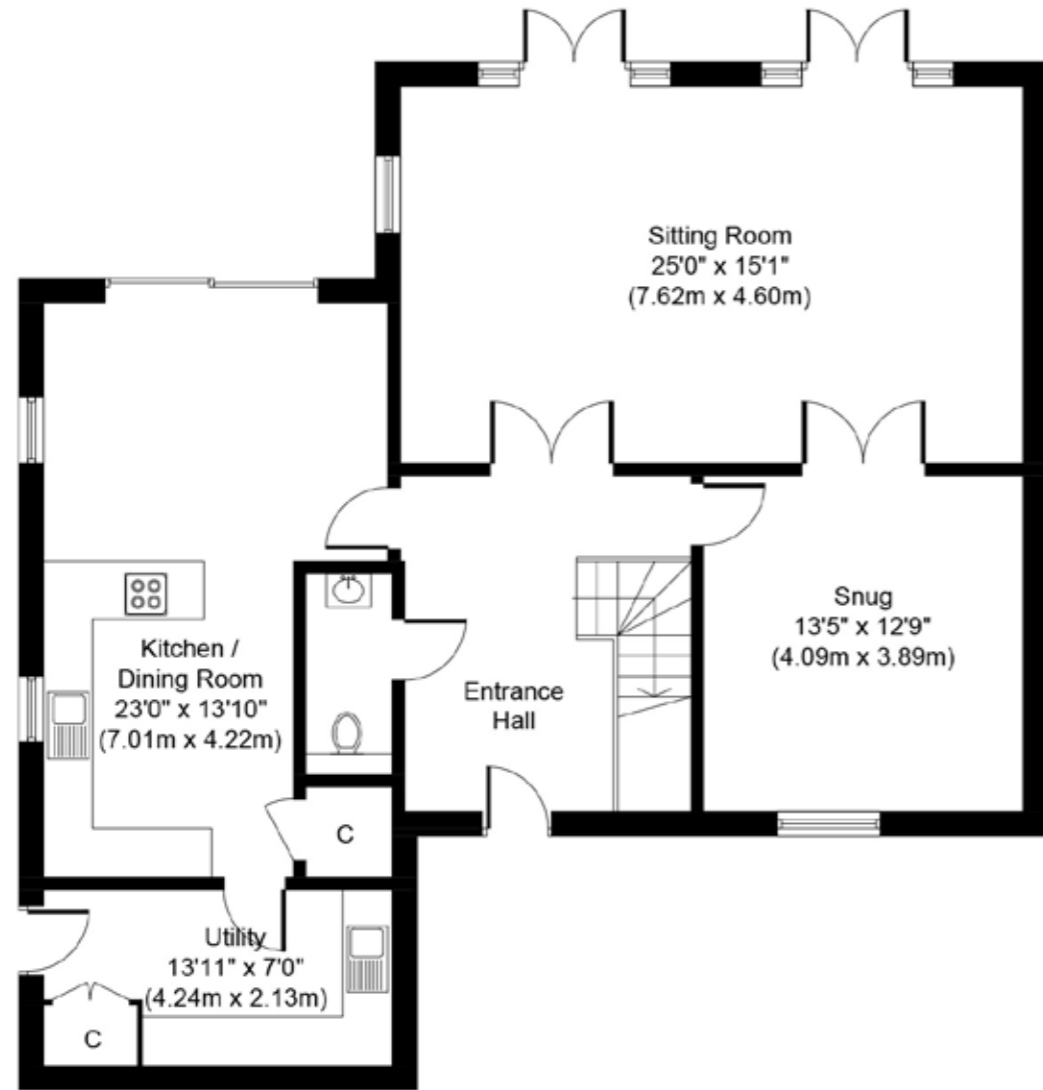




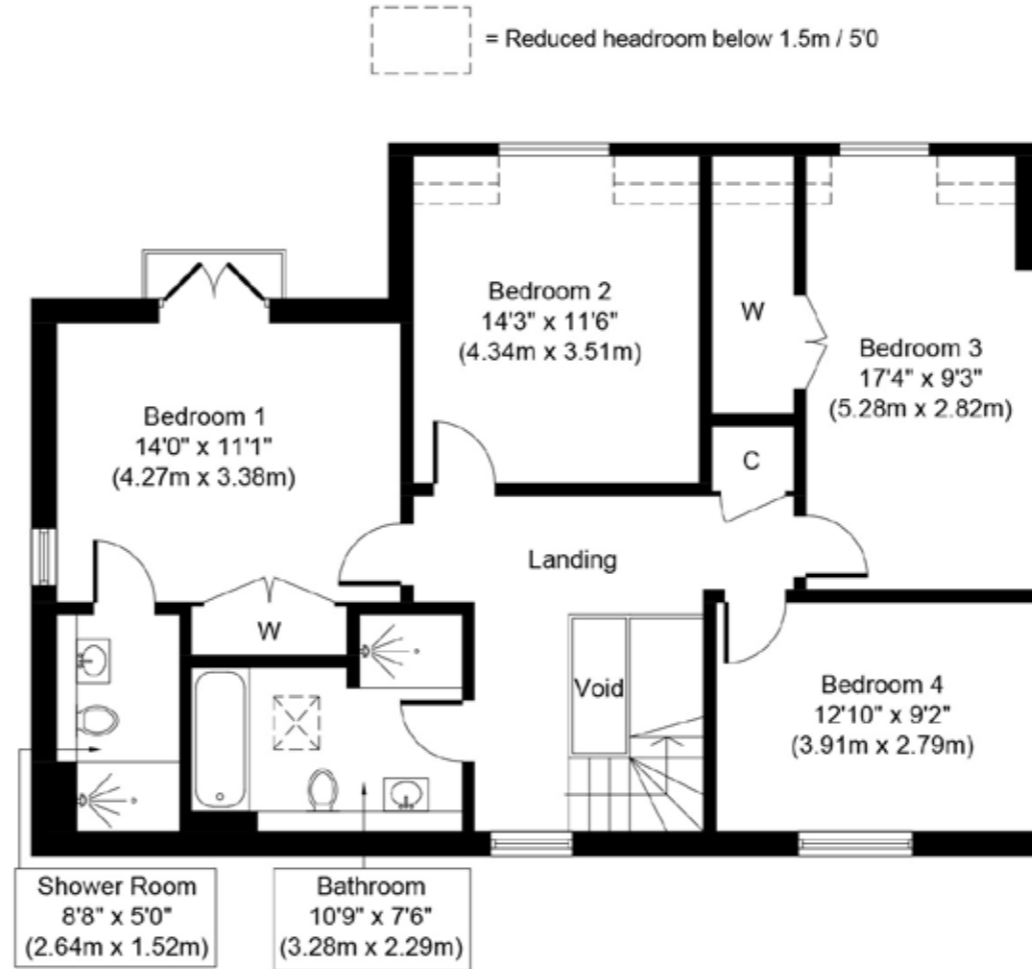
A noteworthy addition to this property is the conversion of the space over the garage/car port. Now serving a superb home office/studio, with internal stairs to access, this space makes for a wonderfully versatile addition to the home and cements its ability to cater for any number of lifestyle requirements.

Outside, the front of the property provides ample off road parking, complemented by the garage and carport. The rear garden is a superb space, landscaped with a keen eye for detail with a sprawling paved terrace, ideally placed to make the best of the all day sunshine and a manicure lawn, bordered by mature coastal perennials.

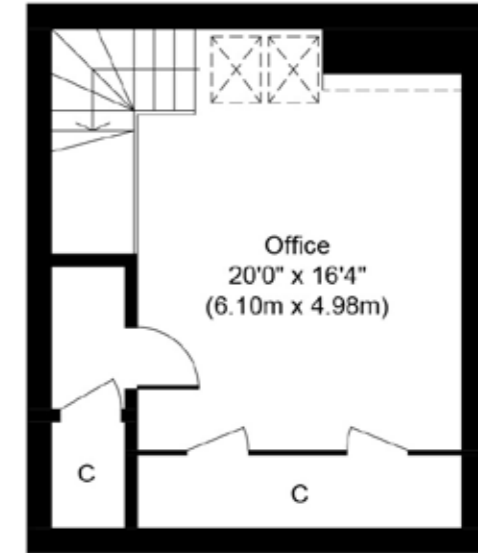




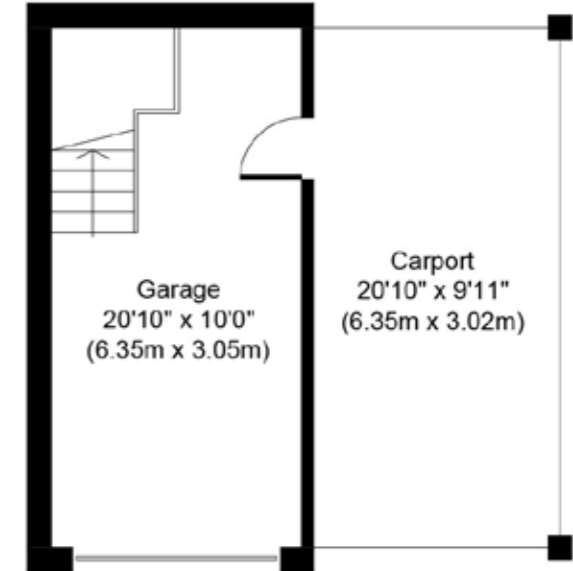
Ground Floor
Approximate Floor Area
1156 Sq. ft.
(107.4 Sq. m.)



First Floor
Approximate Floor Area
(Excluding Void)
954 Sq. ft.
(88.6 Sq. m.)



First Floor
Approximate Floor Area
328 Sq. ft.
(30.5 Sq. m.)



Ground Floor
Approximate Floor Area
209 Sq. ft.
(19.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Blakeney

IN NORFOLK
IS THE PLACE TO CALL HOME



It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of

Outstanding Natural Beauty, its picture perfect location is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with Bean's to spot the seals bobbing along on the water.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up,

trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

Peace and, if you seek it, solitude are easily found in Blakeney, but if you are looking for company there are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, there are plenty of pretty brick and flint fishermen's cottages in hollyhock-lined lanes, known locally as lokes, leading off the high street, along with incredible coastal family houses and stunning new developments. Blakeney truly is a place to discover your next Norfolk home.



Note from the Vendor



Blakeney

“The proximity to the quay, whilst enjoying parking, gardens and space, sets our home apart from the rest.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0922-3804-7372-9404-4211

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.

TENURE

Freehold.

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SOWERBYS



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