



INTRODUCING

2 Glaven Close

Blakeney, Norfolk

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

2 Glaven Close

Off Queens Close, Blakeney, Holt
NR25 7PQ

●
A Rare Opportunity

Brand New Home

Stunning and Highly Sought After Location

Open Plan Ground Floor Accommodation

Two Bedrooms

Contemporary Family Bathroom

Off Road Parking

Rear Lawned Garden with Patio

Situated Within a Quiet Location

A Short Stroll to Blakeney Quay

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SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Oh to be
beside the seaside...”

Nestled within the idyllic village of Blakeney, Norfolk, this brand new two-bedroom mid-terrace property offers an extraordinary opportunity for both those seeking a holiday retreat and those desiring a permanent residence in one of north Norfolk's most prestigious locations. Meticulously designed with careful consideration, this new build home exudes a sense of tranquillity and style, providing a haven for those seeking solace amidst the coastal charm.

As you step into this property, you are instantly greeted by an abundance of natural light that illuminates the interior,

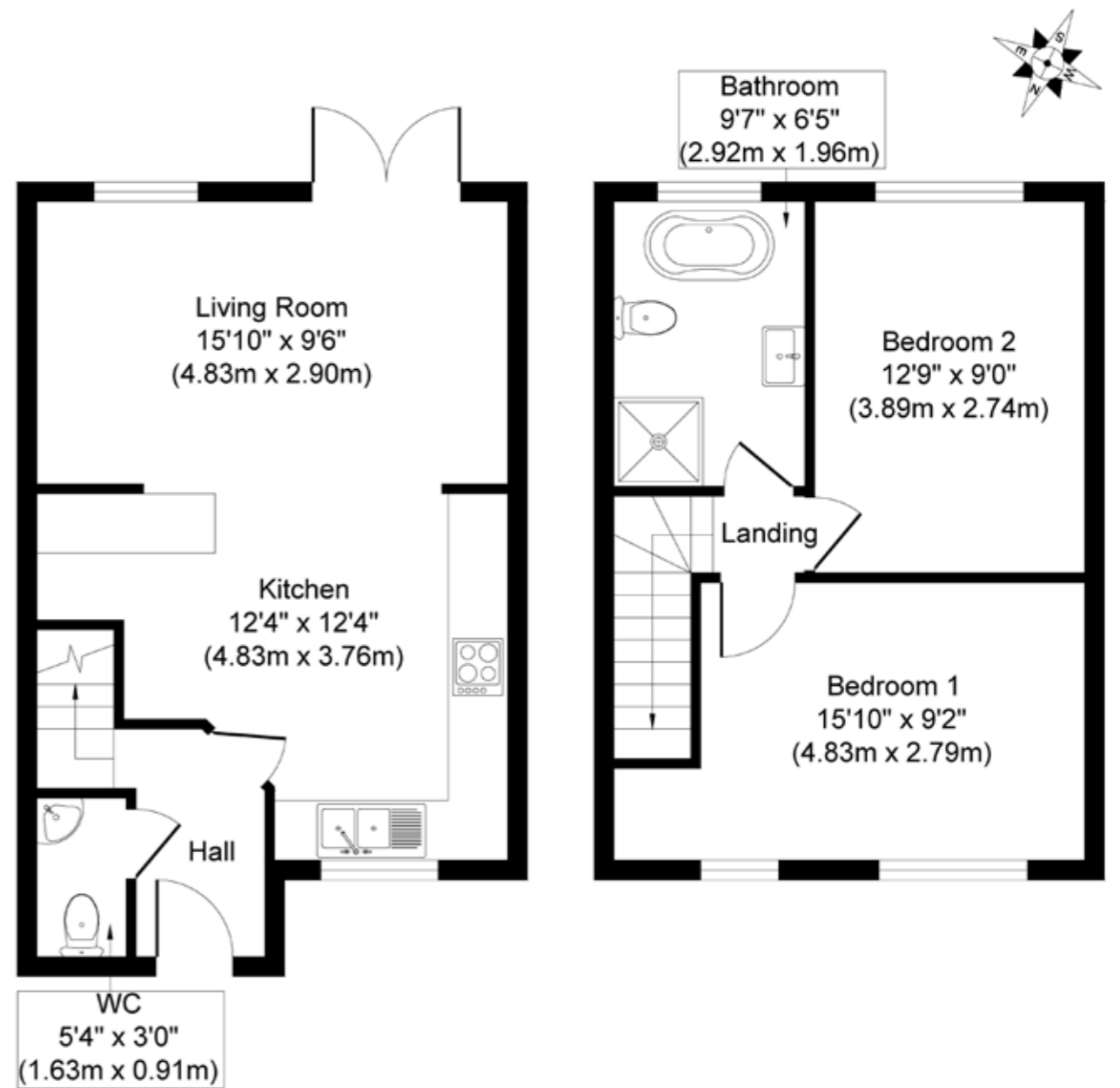
creating an inviting and airy atmosphere. The open-plan layout seamlessly integrates the living spaces, forming a seamless transition between the cosy lounge area and the dining space, perfect for hosting intimate gatherings or simply enjoying a quiet evening in.

Awaken your senses each morning with a cup of coffee, relishing the serene ambiance of the suntrap patio. Surround yourself within the lovely lawned garden, providing a wonderful space for summer get togethers or moments of relaxation.

No detail has been overlooked in ensuring the utmost quality within this home. The heart of the home lies within the all-important kitchen, where Quartz worktops and Bosch appliances seamlessly blend elegance and functionality. Upstairs you will find two double bedrooms both served by a contemporary bathroom featuring separate bath and shower.

Truly a rare gem, this unique offering perfectly caters to those who relish the abundant charm and natural beauty of the area, all while enjoying the ease of low-maintenance, brand-new living. Blakeney's captivating allure, with its picturesque surroundings and proximity to the stunning Blakeney Point, presents an array of opportunities for exploration and adventure, making this property an ideal sanctuary for those seeking a respite from the hustle and bustle of everyday life.





Ground Floor
Approximate Floor Area
376 sq. ft
(34.93 sq. m)

First Floor
Approximate Floor Area
351 sq. ft
(32.60 sq. m)

Total 727 sq. ft

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.

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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.



SERVICES CONNECTED

Mains water, electricity, drainage and electric heating.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

AGENT'S NOTE

Please note some internal images have been virtually staged for representative purposes.

LOCATION

what3words:///dripped.crop.fortified

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