



THE STORY OF

Charnwood

Blakeney, Norfolk

SOWERBYS



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Charnwood

Blakeney, Norfolk
NR25 7PU

Detached Bungalow

Three Bedrooms

Family Bathroom and Principal En-Suite Shower Room

Garage and Off-Road Parking

Lovingly Maintained

Wilson's Way offers a prime location just a five-minute walk from Blakeney's high street, where you'll find quirky shops, acclaimed eateries, and access to Blakeney's seal trips at the quay along the Norfolk Coastal Path.

Charnwood is a well-maintained three-bedroom, two-bathroom detached bungalow with potential for modernisation.

The large living room is conveniently situated near the kitchen and utility room, offering flexibility for creating an open-plan layout if desired. With en-suite and family bathrooms strategically

positioned, reconfiguration challenges may be minimised.

The front garden includes a wonderful west-facing patio accessible from sliding doors in the living room, providing outdoor entertainment space and potential for expansion. There is also a single garage and parking for two-three cars nose-to-tail.

To the rear, there is a mix of patio and garden space, nestled in picturesque surroundings, making Charnwood a potential dream home with development opportunities to suit your family's lifestyle.

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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. Folks Coffee and Co café is a great stop for a caffeine hit, but if you are looking for a place to eat, head to The White Horse or The Blakeney Hotel, known as iconic spots. Additionally, 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 and drainage. Oil-fired central heating.

COUNCIL TAX

Band B.

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.

TENURE

Freehold.

LOCATION

What3words: ///scrum.income.happening

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