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Leeders Pightle  
Binham



A BEAUTIFUL, DETACHED HOME SITUATED A POPULAR NORTH NORFOLK LOCATION, BACKING FARMLAND WITH FAR REACHING VIEWS.

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## 11 Leeders Pightle, Binham, Norfolk NR21 0FA

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### RECEPTION HALLWAY

The hallway sets the tone for the property. The home has been designed to maximise light with plenty of windows feeding light throughout. Offers access to a WC, utility room, kitchen/dining/family room, a ground floor bedroom/study with en-suite shower room and stairs rising to the first floor accommodation.

### WC

Low level WC, wash hand basin, double glazed window.

### UTILITY ROOM

Window to front aspect, plumbing for washing machine and wall mounted central heating boiler.

### BEDROOM FOUR/ STUDY

A carpeted double bedroom with a double glazed window and access to the en-suite shower room. For those that do not require a fourth bedroom, this space makes a generous study.

### KITCHEN/DINING ROOM

An attractive modern kitchen with base and eye level units providing storage with wooden work surfaces. Bult in fridge freezer, dishwasher, wine rack, wine cooler, a drainer sink unit, built in electric oven and hob with extractor hood above. The rear of the room offers a beautiful feature of two double glazed doors with windows above that are the height of the first floor.







## LANDING

A spacious landing with room for a table and chair. A double glazed sash window overlooks the front, there is a wall mounted radiator, access to the sitting room, principal bedroom and stairs rise to the second floor accommodation.



## SITTING ROOM

A galleried sitting room offering far reaching views over farmland facing towards the coast. Feature wood burning stove, part wood panelled walls and a wall mounted radiator.

## PRINCIPAL BEDROOM

A double bedroom with a window fitted with a wooden shutter, access to the dressing area and en-suite shower room



### EN-SUITE SHOWER ROOM

Low level WC, wash hand basin, fully tiled walk in shower cubicle and window to rear aspect.

### BEDROOM TWO

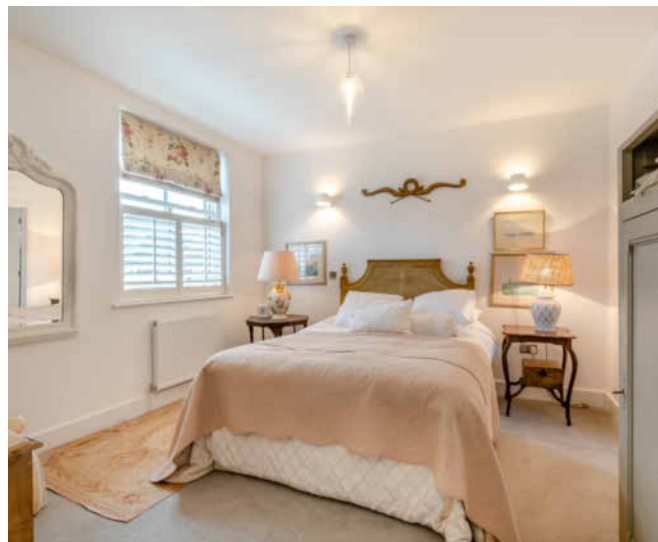
A double bedroom with dual aspect windows and wall mounted radiator.

### BEDROOM THREE

A double bedroom with dual aspect windows and wall mounted radiator.

### FAMILY BATHROOM

A modern suite comprising: - heated towel rail, low level WC, wash hand basin and bath. Window to front aspect.





## EXTERNAL

Externally the home sits behind a small walled front garden and has an attractively landscaped garden to the rear. In addition, there is a detached garage and carport that can be accessed via a gate in the garden.

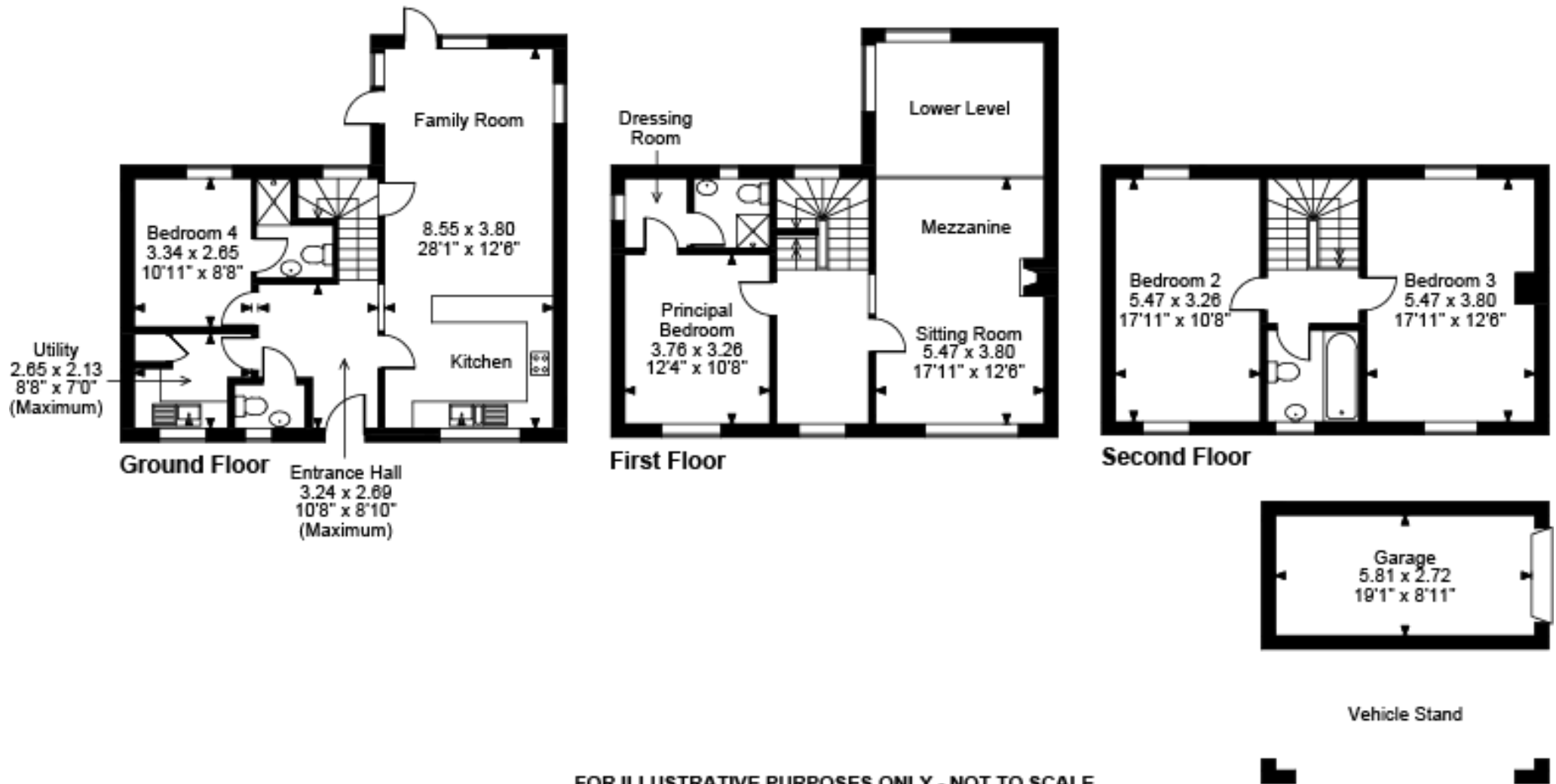


## LOCATION

Binham is a delightful rural village in North Norfolk with fantastic views to the North and North-East. A few miles inland from the north Norfolk Coast which is designated as an Area of Outstanding Natural Beauty. Binham is well supplied with a popular local café and tea room called The Parlour, local grocery store and petrol station, and the Chequers Inn which is well regarded and Parish owned. The popular Georgian market town of Holt is 5 miles to the east and vast array of boutique shops and restaurants, there is private schooling at Gresham's School for boarding and day children of all ages. Burnham Market and Wells-Next-The-Sea to the west and Blakeney to the east provide between them a wide range of coastal amenities, restaurants, pubs, and shopping.



# Leeders Pightle, Binham, Fakenham, Norfolk

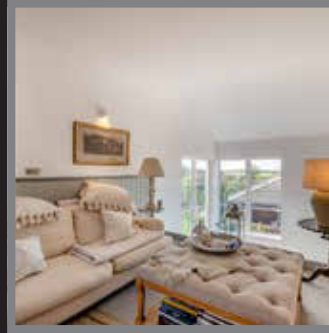


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GUIDE PRICE £700,000

This beautiful home is located on a small, quiet development of homes that were built circa 2020 to a high standard befitting the location. The property boasts accommodation over three floors and offers far reaching views of the north Norfolk countryside. The builder had the views in mind when configuring the accommodation and created a first floor sitting room for the views to be enjoyed. The rest of the accommodation has a versatile feel with generous bedrooms and a good ratio of bathrooms. Externally the home sits behind a small walled front garden and has an attractively landscaped garden to the rear. In addition, there is a detached garage and carport.

EPC Rating: C  
Council Tax Band: F  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

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or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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