



THE STORY OF

3 Whiteways

Blakeney, Norfolk

SOWERBYS



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Blakeney, Norfolk
NR25 7PX

Three Double Bedroom Detached Residence

Located in the Heart of Blakeney

Small and Exclusive Development

Renovated Throughout

Principal Bedroom with En-Suite

Off Street Parking and Garage

Established and Private Gardens

Ideal Holiday Home or Permanent Coastal Residence

No Chain

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“A much-loved home-from-home, enjoy coastal living as part of an exclusive development.”

At its finest, with immaculate interiors, well-proportioned rooms and just a short stroll from Blakeney’s historic Quay.

3 Whiteways is a stylish, three bedroom detached residence which commands a discreet, yet highly convenient, position just off Coast Road in the heart of north Norfolk’s most favoured coastal destination.

Built of modern construction in 1992,

by highly renowned Norfolk developer McNamara Property, this delightful residence showcases intricate brick and flint elevations set under a traditional pantile roof, and forms part of a small and exclusive development in this coastal village.

Enjoyed as a much-loved and very well-maintained holiday home by the present owners, the property is presented in immaculate order throughout with recent renovations to create a ‘turn-key’ opportunity which is ready to enjoy.





Spanning more than 1,500 sq. ft. of lateral living space the accommodation is light, bright and very well-proportioned. A central hall creates an inviting entrance with multiple storage options and provides access to three double bedrooms, each with fitted wardrobes and the principal suite boasts a luxurious en-suite shower room. A modern, family sized bathroom serves bedrooms two and three and creates a balanced space for at least six guests comfortably.

A 20' long living room provides a generous reception space and is further supported by spacious and flexible conservatory. The conservatory looks out over the rear garden and enjoys a high degree of privacy - whilst creating flexible and additional entertaining space.

The kitchen/dining room features a comprehensive range of units and ample space for a dining table. A separate utility room provides practical space and has independent access to the gardens.





“The views from the kitchen are simply lovely...”





To the front of the property is soft landscaped gardens, set around a brick weave hard-standing which provides ample off-street parking and access to the garage.

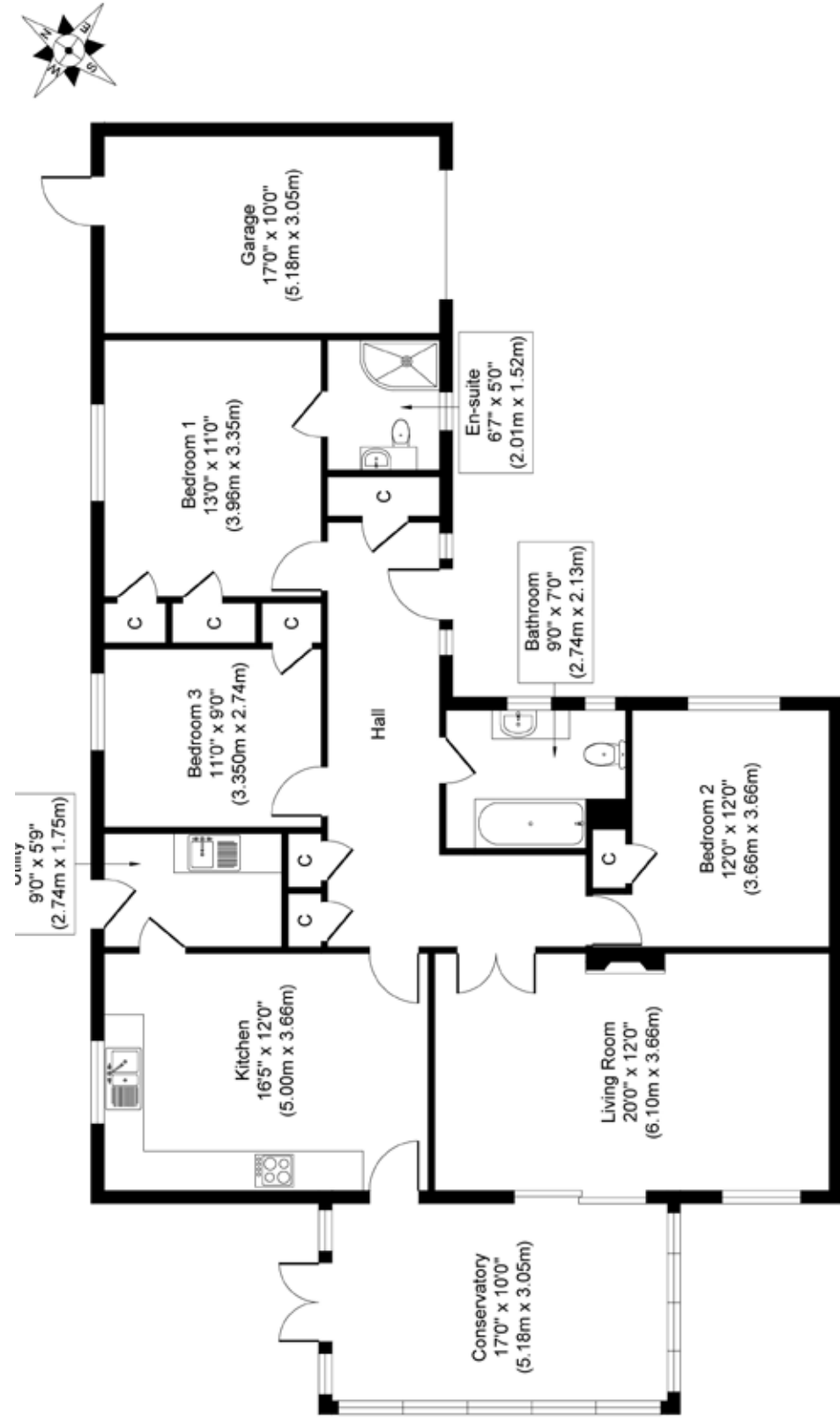
The rear gardens spans to sides of the property with a west-facing terrace and lawns to one side. Off the rear, and set around the conservatory, is a south-facing terrace looking over lawns. The current owners took the opportunity to buy an extra piece of garden, on the rear boundary, to expand their private space and this area offers great potential for personalisation.



“There are lovely sunsets from living here.”

Nestled in a small and exclusive development, just off Coast Road at Blakeney, 3 Whiteways is perfectly placed to embrace the wonders of north Norfolk coastal life, whether as a permanent residence or coastal retreat. Take a stroll of no more than 500 metres and you will find yourself at Blakeney Quay and access to the heritage coastline.





Approximate Floor Area
1570 sq. ft
(145.85 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.

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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.



Note from the Vendor



“The close proximity to the coast has been great.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0030-2957-7413-2122-4841

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: ///bracing.spreading.banquets

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SOWERBYS



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