

Alexanders

Eastgate

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# Eastgate

- Comprehensively redeveloped detached home
- Private, established plot of just under 1 acre ( STS )
- Build just completed ( March 25 )
- Bespoke build by artisan, independent developer
- Attractive Quintessential coastal village
- North Norfolk shoreline in an area of outstanding natural beauty
- Superb acclaimed PH, Old White Horse with excellent dining
- Automated gated entrance and detached double garage
- Excellent amenities, GP surgery, Post Office, Leisure pool, Gym

## Preliminary Announcement

Alexanders are delighted to offer this superb home which has just been completed ( March 25 ) having been carefully redeveloped entirely to offer a carefully designed home either as a main residence or holiday residence.

All enquiries to: James Kirk, Managing Director

## Accommodation Summary

GF: Reception hallway, living/dining kitchen, snug with vaulted ceiling, utility, plant room, w.c/cloakroom, double bedroom with en-suite

FF: Landing area, Large master bedroom with vaulted ceiling and ensuite, double bedroom two with en-suite, double bedroom three with sep dressing room and en-suite.

Outside: Automated gated entrance with large driveway and parking for several vehicles, new detached double garage, established plot of just under an acre with large lawn and various interest.

## Services

Mains water, electricity and Oil fired central heating - awaiting EPC once build finished.







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### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Borough Council of Kings Lynn and West Norfolk, 42 Chapel St, King's Lynn PE30 1Ef PE30 1EX. (01553) 616200. Council Tax: TBC

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







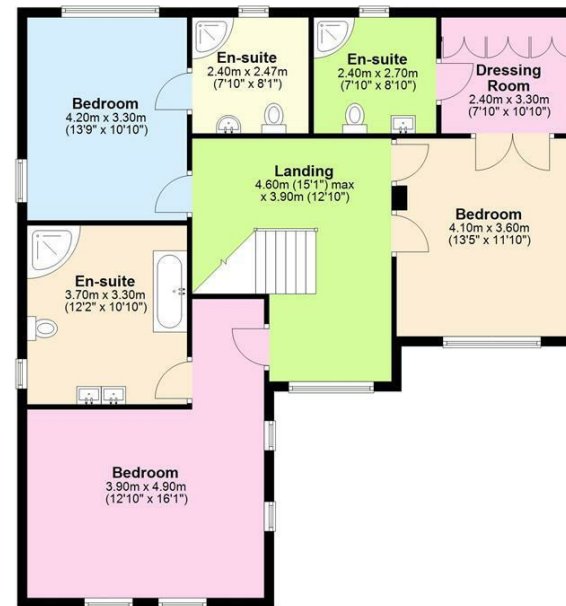
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**Ground Floor**  
Approx. 133.0 sq. metres (1431.8 sq. feet)



**First Floor**  
Approx. 104.6 sq. metres (1125.6 sq. feet)



Total area: approx. 237.6 sq. metres (2557.3 sq. feet)



*Viewing by appointment only*

**Alexanders**

21 Market Place  
Melton Mowbray  
LE13 1XD

Telephone Sales: 01664 896332  
Email: [melton@alexanders-estates.com](mailto:melton@alexanders-estates.com)

## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





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