



OYSTER CATCHER

11 Leeders Pightle, Binham, NR21 0FA
Guide Price £725,000

BROWN & CO
COCKERTONS



OYSTER CATCHER

11 Leeders Pightle, Binham, NR21 0FA

DESCRIPTION

Oyster Catcher is a detached modern house situated on an exclusive development in a highly desirable location in the village of Binham. The property is situated on the edge of the development boasting far reaching views over open countryside and the coastline. Oyster Catcher is wonderfully designed and immaculately presented over three storeys, boasting four bedrooms, including a master suite and further double bedroom with en suite shower room. An open plan kitchen/dining/living area with an impressive part vaulted ceiling is situated on the ground floor together with a second reception room housing a wood burner on the first floor. In addition, the property provides a separate utility area, family bathroom and cloakroom. To the outside of the property are beautifully maintained landscaped front and rear gardens which are well stocked with shrubs and plants and a sandstone paved terrace. The space and presentation make it the perfect home or investment opportunity.

LOCATION

Oyster Catcher is situated in a quiet residential location in the ever popular village of Binham on the north Norfolk coast. Binham Priory is among the most complete and impressive monastic ruins in Norfolk. The village benefits from a café, The Chequers Public House, village stores, a village hall and petrol station. Within close proximity is the beautiful Georgian County town of Holt which has been well preserved with an attractive range of boutique shops, art galleries, cafés and restaurants. There are a number of well-regarded schools in the area, including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools. The cathedral city of Norwich is just twenty nine miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Modern House
- Prime Village situated on North Norfolk Coast
- Peaceful Location on the edge of an Exclusive Development
- Far reaching views over Open Countryside & Coastline
- Garage, Car Port & Off Road Parking
- Landscaped Garden Grounds
- Open Plan Kitchen/Dining/Living Room with vaulted ceiling
- Utility Room
- Further Reception Room on the first floor housing a wood burner
- Master Suite
- Double Bedroom with En Suite Shower Room
- Two further Bedrooms
- Family Bathroom
- Separate Cloakroom
- Immaculately presented throughout
- LPG Underfloor Heating to the ground floor & radiators upstairs
- Remainder of a 10 Year NHBC Warranty



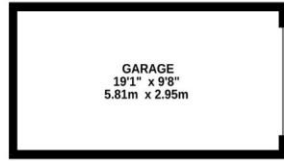
GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

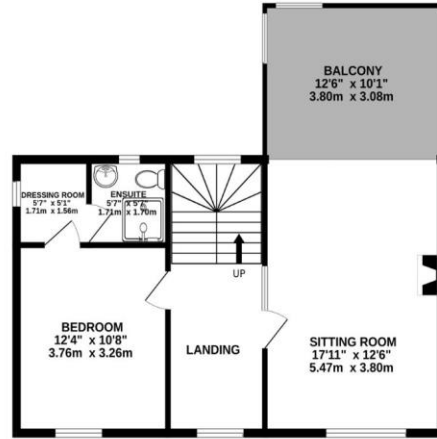




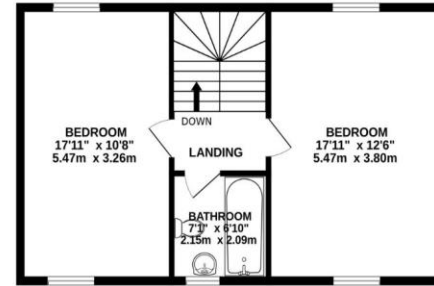
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



OYSTER CATCHERS, 11 LEEDERS PIGHTLE, BINHAM

TOTAL FLOOR AREA : 1923 sq.ft. (178.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.