

PLOT 35 - FRANSHAM - HIGHVIEW PARK

CROMER, NR27 0HQ

£450,000
FREEHOLD

The Pines is a beautiful collection of new-build properties located just a twenty minute walk to the town and very close to schools, medical facilities and transport links.

There is a great choice of detached bungalows and houses all built to the latest specifications and all come with 10 year LABC warranties.

HENLEYS
Residential Sales & Lettings

HIGHVIEW PARK

- Brand new build • 3 bedrooms • Garage • 10 year LABC guarantee • Detached garage • Close to amenities and public transport • Enclosed garden



OVERVIEW

The Fransham is a new-build 3 bed detached bungalow . The ground floor consists of a kitchen-dining room, lounge, utility room and WC.

The property has an integral garage and further parking.

To the rear is an enclosed garden.

The property comes with a 10 year LABC warranty.

CROMER

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and

Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

THE PROPERTY COMPRISES OF:

LOUNGE

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

REAR GARDEN

ABOUT THE BUILDERS

The developer is a small family run business based in the Norfolk village of Necton concentrating their efforts on developing communities in rural and small town settings.

Necton Management place great emphasis on

maintaining personal contact with their customers and are proud of the reputation they have established over 50 years of providing homes of good quality and offering real value.

All of their properties carry the LABC Warranty and this, coupled with systematic inspections carried out during the course of construction and finish, enables the Necton Management team to maintain their reputation whilst providing customers with total peace of mind.

Necton Management customers also benefit from choice; they will help you make your property into your ideal home with a choice of kitchens, bathrooms and internal decor and depending upon stage of construction various extras and amendments may be incorporated.

Whatever your requirements their experience enables the team to ensure a smooth move into your new Necton home.

PLEASE SEE ABOVE FOR EXAMPLES OF PREVIOUS WORKS

(PLEASE NOTE: Specification may differ at The Pines)

AGENTS NOTE

A reservation fee of £1000 will be payable to the developer on agreement of purchase.

The fee will only be requested from proceedable buyers.

Buyers will be requested to exchange contracts within 6

weeks.

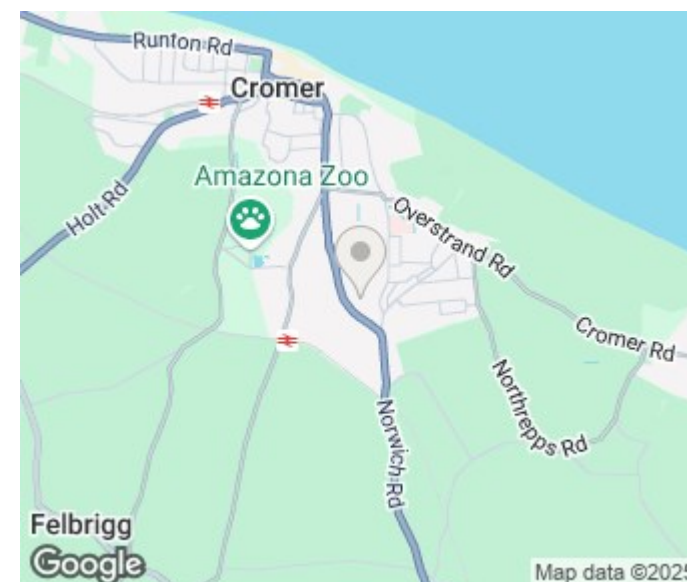
Predicted Energy Assessment : A+

FRANSHAM HIGHVIEW PARK





| | |
|------------------|----------------------------------|
| Lounge | 5.52m x 3.56m (18'1" x 11'8") |
| Bedroom 1 | 3.69m x 2.77m (12'1" x 9'1") |
| Bedroom 2 | 3.53m x 3.05m (11'7" x 10'0") |
| Bedroom 3 | 2.98m x 2.10m (9'9" x 6'11") |
| Kitchen | 3.18m x 3.08m (10'5" x 10'1") |
| Bathroom | 2.52m x 1.60m (8'3" x 5'3") |



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |