

HIGH VIEW PARK CROMER, NR27 0HQ

**£540,000
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
ESTATE AGENCY SIMPLIFIED

HIGH VIEW PARK

- 4 bedrooms (en-suite to the master bedroom)
- Open plan kitchen/dining room
- Lounge
- Detached garage
- Close to amenities and public transport
- New build
- 10 year LABC warranty
- Garden
- Sea views



OVERVIEW

The Kessingland is a new-build 4 bed detached family house. The ground floor consists of a kitchen-dining room, lounge, utility room and WC.

On the first floor there are 4 bedrooms (1 with an en-suite shower room to the master bedroom) and a family bathroom.

The property has a detached garage and further parking.

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 WILL COMPRIZE OF:

LOUNGE

KITCHEN DINING ROOM

UTILITY ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

REAR GARDEN

-
-

ABOUT THE BUILDER

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.

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.

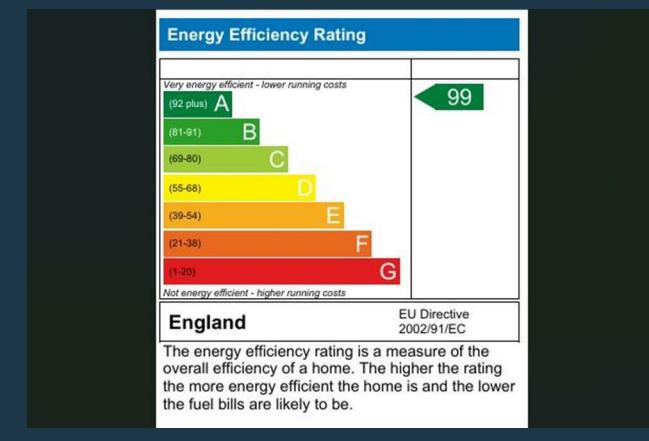
Buyers will be requested to exchange contracts within 6 weeks.

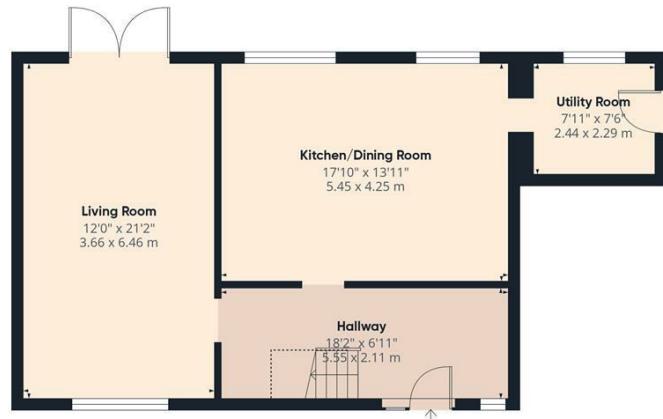
The Energy Efficiency Rating and Environmental Impact Rating are from the Predicted Energy Assessment

**** PLEASE NOTE - KITCHEN IMAGES ARE AN EXAMPLE ONLY ****

***** FRONT IMAGE IS OF PLOT 19 *****

PLOT 22, KESSINGLAND HIGH





Approximate total area⁽¹⁾

1286 ft²
119.5 m²

Reduced headroom
14 ft²
1.3 m²

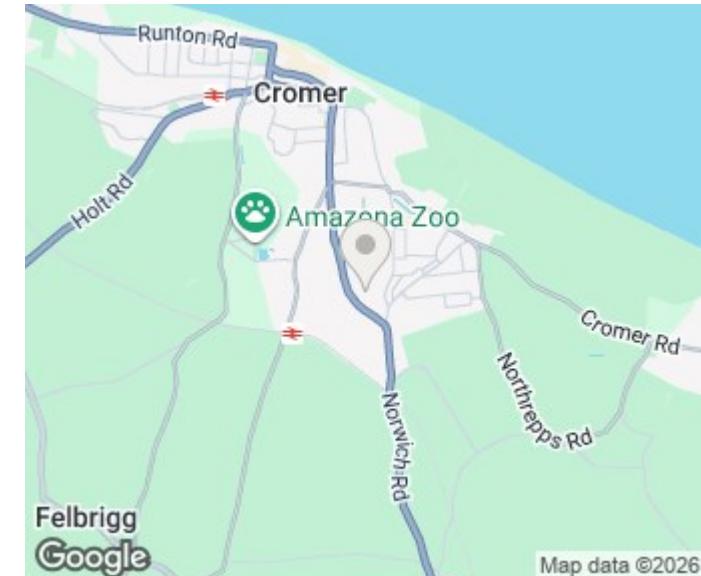
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

henleys
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED