

Select

A WELL PRESENTED THREE BEDROOM COTTAGE LOCATED IN THE HEART OF THE POPULAR COASTAL VILLAGE OF

3 Maisons Bienvenues, High Street, Cley, Holt NR25 7RR

RECEPTION HALLWAY

A long hallway approximately 24ft in length has engineered wood flooring, a picture rail, a wall mounted radiator, offers access to the siting room, dining room and kitchen. Stairs rise to the first floor accommodation.

SITTING ROOM

Feature double glazed sash window to the front aspect, feature fireplace, wall mounted radiator, picture rail, engineered wood flooring.

DINING ROOM

Engineered wood flooring, feature fireplace, picture rail, door leading to rear and wall mounted radiator.

KITCHEN

A replacement kitchen with a wooden work surface, built in dishwasher, base level storage, corner shelving, engineered wood flooring, space for electric cooker, wall mounted radiator, doors to walk in pantry, utility room/WC and a wooden barn style door leading to the rear of the home. The kitchen offers a walk in pantry with shelving.

UTILITY ROOM/WC

Engineered wood flooring, window to rear aspect, shelving, plumbing for washing machine. Low level WC and wash hand basin

PRINCIPAL BEDROOM

A carpeted double bedroom with a feature fireplace, picture rail, double glazed sash window to rear aspect offering fantastic views of the marshes and windmill.



BEDROOM TWO

Select





A carpeted double bedroom with a feature fireplace, picture rail, wall mounted radiator and double glazed sash window to front aspect.

BEDROOM THREE

A carpeted single bedroom with a wall mounted radiator and a



double glazed sash window to the front aspect.

SHOWER ROOM

A fully tiled white suite comprising:- low level WC, wash hand basin and walk in shower cubicle. Heated towel rail and window to the rear aspect. Under floor heating.

EXTERNAL

The front of the property is accessed via a wooden gate inserted In a pretty brick and flint wall. A paved pathway leads to the front door and an area is laid to lawn with a mature hedge providing privacy. To the rear an enclosed garden is accessible via the parking area to the rear of the cottage.



Offered to the market with no onward chain, this three bedroom home has undergone significant improvement under the present owner. It benefits from a sitting room, dining room, kitchen with walk in pantry, utility room with WC, a covered glass area to the rear of the home and a first floor shower room. Enclosed front and rear gardens, parking to the rear on a first come first served basis and amazing views of Cley Marshes and the famous North Norfolk landmark, the Cley Windmill.

LOCATION

Cley next the Sea was an important trading port in the middle ages and is now best known for its renowned nature reserve. Between the village and the sea, you will finds Cley Marshes, a nature reserve owned by the Norfolk Wildlife Trust and is their oldest and best known nature reserve. It offers some of the UK's best birdwatching and has six hides providing fantastic views. Standing on the edge of the marshes and the village is Cley's other famous landmark, an 18th century windmill. Now a guesthouse, it is open to the public offering fantastic views over marshland which was used for horse races in the early 19th century and was a haunt for smugglers! The shingle beach can be accessed through the marshes and is a great place for sea fishing.

EPC Rating: D Council Tax Band: D Tenure: Freehold

Viewing by appointment with our Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk William H Brown, 5 Bank Plain, Norwich, Norfolk

NR2 4SF





1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.