

Ben Allman  
Estate & Letting Agents

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**FOR SALE**  
01603 555577  
Happisburgh

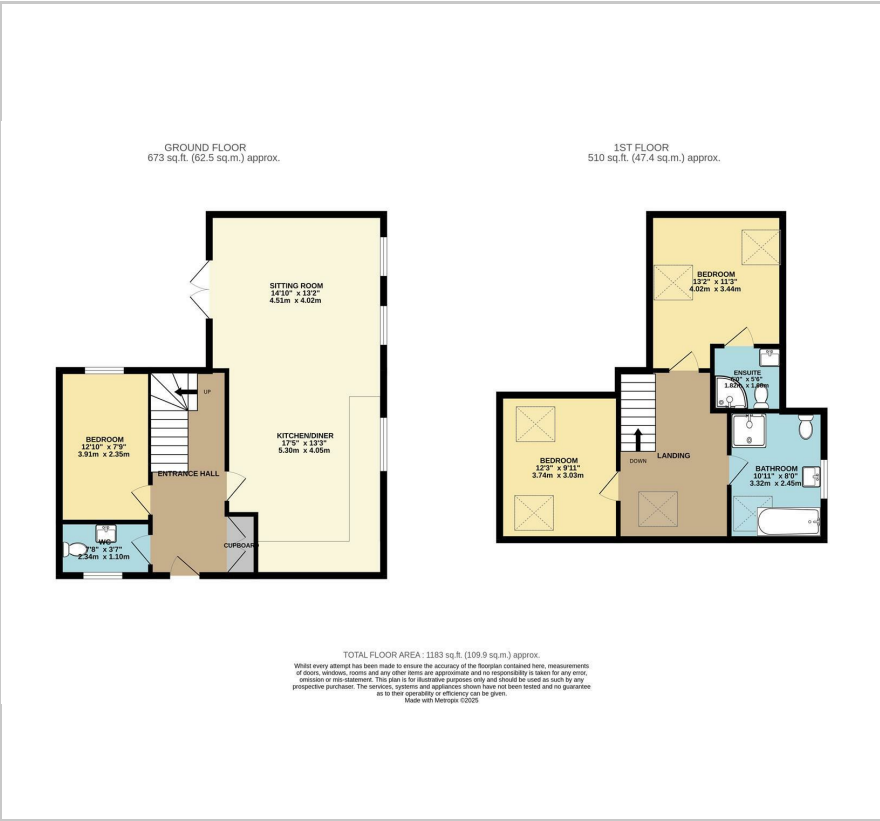


1 St. Marys View  
, Happisburgh, NR12 0QW  
Guide price £450,000





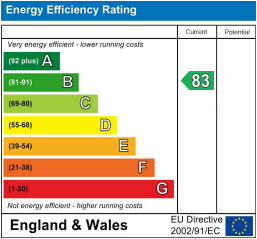
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- \*Guide Price £450,000 - £475,000\*
- Exclusive Development Of Just 9 Properties
- Ready To Move In
- Three Double Bedrooms
- En-Suite To Master, Family Bathroom And A Ground Floor WC
- Fully Fitted Flooring Throughout
- Around 15 Minute Walk To The Beach And Infamous Lighthouse
- Short Walk To Village Store And Pub
- Built By The Reputable 'Henderson And Partners'
- Air Source Heating



\*Guide Price £450,000 - £475,000\* Plot 3 is a stunning new build located within the exclusive St Mary's View development in the picturesque village of Happisburgh. This elegant three-bedroom detached home seamlessly blends traditional Norfolk flint and brick with modern design elements, offering a spacious and contemporary living environment perfect for families.

The property spans approximately 110 square meters and boasts a thoughtfully designed layout. The ground floor features a spacious open-plan sitting room and kitchen, creating a bright and welcoming space ideal for family gatherings and entertaining. The double bedroom on the ground floor provides flexibility for a guest room or home office, while a convenient WC completes this level.

Upstairs, the home offers two further double bedrooms, including a master with an en-suite bathroom for added privacy. A well-appointed family bathroom serves the second bedroom and guests.

Outside, the property is complemented by a large garden, predominantly laid to lawn, offering plenty of space for outdoor activities, relaxation, and enjoying the peaceful surroundings. The detached double garage with an electric roller door ensures ample storage and parking space.

Plot 3 is ideally located just a short 15-minute walk from the beautiful Happisburgh beach, with a local shop and pub nearby, making it an ideal home for those seeking both coastal convenience and countryside tranquillity. This is a perfect opportunity to enjoy a modern family home in one of Norfolk's most desirable locations, offering comfort, style, and a true sense of community.



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