



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.

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ESTATE AGENCY SIMPLIFIED

HIGH VIEW PARK

- Detached New Home
- Four Bedrooms
- En-Suite and a Family Bathroom
- Open-Plan Kitchen/Dining Room
- Sitting Room Opening to the Rear Garden
- Garage and Driveway Parking
- Generous Rear Garden
- Close to Amenities and Public Transport
- Coastal Town Location with Sea Views
- 10 Year LABC Warranty



PLOT 22

A brand new four-bedroom detached home at The Pines, a small collection of modern homes within easy reach of the centre of Cromer, around a 20-minute walk away. Schools, medical facilities, shops and transport links are all close by, making everyday life straightforward.

The Kessingland has a practical layout designed to suit modern life, with a spacious kitchen and dining room, a separate sitting room, a utility room and a cloakroom. Upstairs there are four bedrooms, with an en-suite shower room to the main bedroom, along with a family bathroom. Outside, the property has a garden, a garage and additional parking.

The development is built by a long-established, family-run Norfolk builder. All properties are built to modern standards and come with a 10-year LABC warranty for added peace of mind.

KEY FEATURES

- Detached New Home
- Four Bedrooms
- En-Suite and a Family Bathroom
- Open-Plan Kitchen/Dining Room
- Sitting Room Opening to the Rear Garden
- Garage and Driveway Parking
- Generous Rear Garden

Close to Amenities and Public Transport
Coastal Town Location with Sea Views
10 Year LABC Warranty

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.

AGENTS NOTE

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

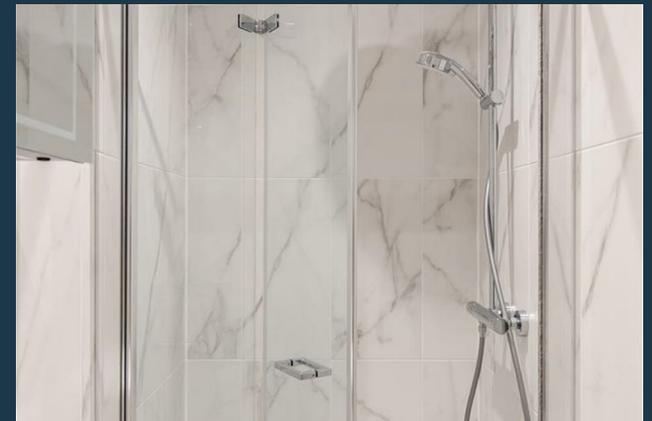
The fee will only be requested from proceedable buyers.

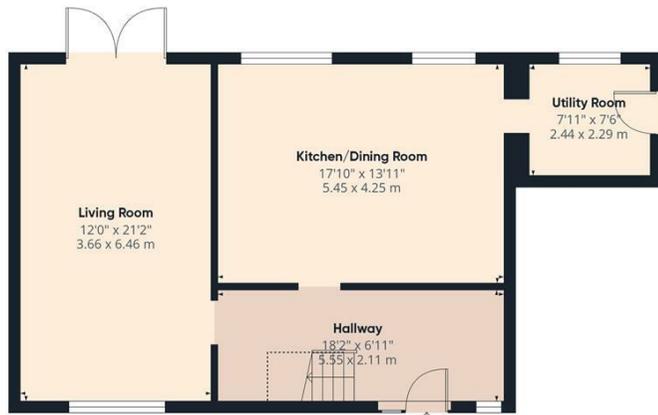
Buyers will be requested to exchange contracts within 6 weeks.

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

Some photos have been virtually renovated or staged to reflect how the home will look once complete and are for representation purposes only. Internal images are of plot 21.

PLOT 22, KESSINGLAND HIGH





Ground Floor



Floor 1

Approximate total area[®]

1286 ft²
119.5 m²

Reduced headroom

14 ft²
1.3 m²

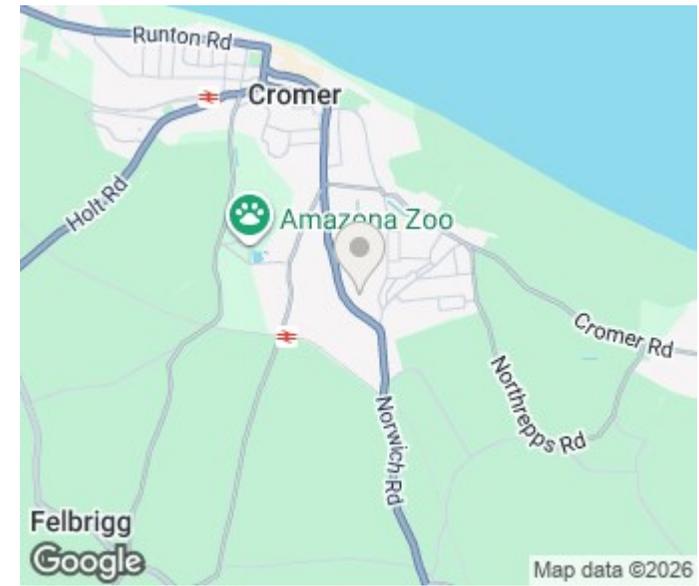
(1) Excluding balconies and terraces

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	

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15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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