



HIGH VIEW PARK , CROMER, NR27 0HQ

£410,000
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 Build Bungalow
- Three Bedrooms
- En-Suite and a Family Bathroom
- Sitting Room Opening to the Rear Garden
- Garage and Driveway Parking
- Close to Amenities and Public Transport
- Coastal Town Location with Sea Views
- 10 Year LABC Warranty



PLOT 35

A three-bedroom detached new build bungalow at The Pines, a small collection of modern homes within easy reach of the centre of Cromer, approximately a 20-minute walk away. Schools, medical facilities, shops and transport links are all close by, making day-to-day living convenient and accessible.

Designed with modern living in mind, The Fransham offers a practical layout including a fitted kitchen, a separate sitting room with doors opening onto the garden. The three bedrooms are served by a family bathroom, with an en-suite to the main bedroom.

Externally, the property features an enclosed garden plus a garage and driveway parking.

The development is built by a long-established, family-run Norfolk builder. All homes are constructed to modern standards and benefit from a 10-year LABC warranty, offering added peace of mind.

KEY FEATURES

- Detached New Build Bungalow
- Three Bedrooms
- En-Suite and a Family Bathroom
- Sitting Room Opening to the Rear Garden
- Garage and Driveway Parking

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.

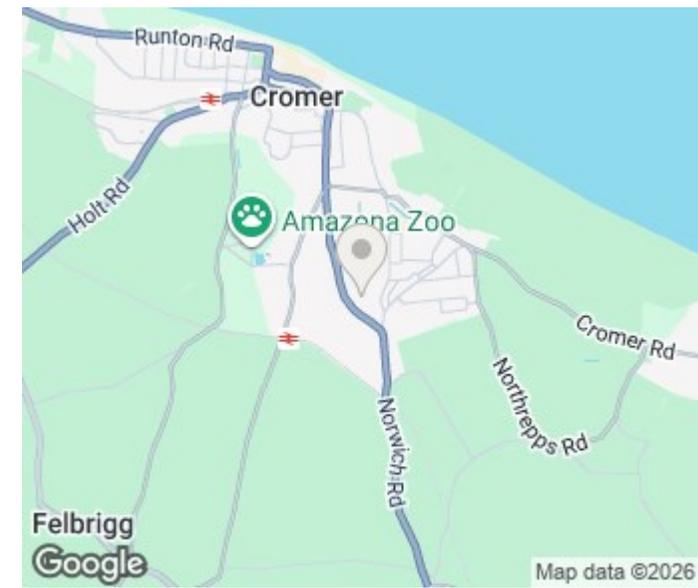
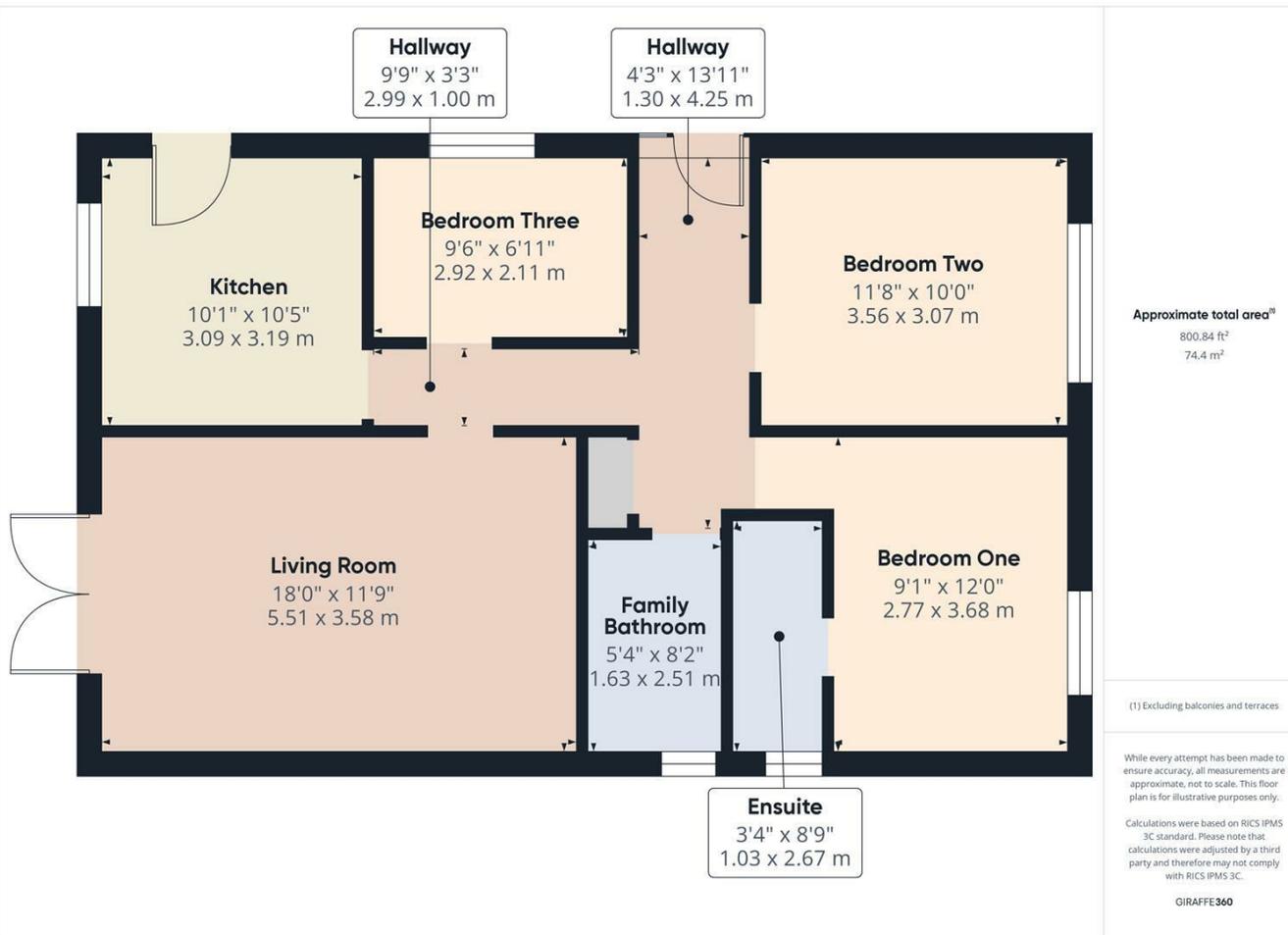
The Energy Efficiency Rating and Environmental Impact Rating are from the Predicted Energy Assessment

Some photos have been virtually staged to reflect how the home will look once complete and are for representation purposes only.

Internal images are of plot 21 and 37.

FRANSHAM HIGH VIEW PARK





| 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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