

THE STORY OF

18 Queens Close

Blakeney, Norfolk

SOWERBYS

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18 Queens Close

Blakeney, Norfolk
NR25 7PQ

Coastal Village Location

Semi-Detached Bungalow

Four Bedrooms

Two Bathrooms

Extended Layout

Modernisation Potential

Generous Garden

Greenspace Views

Situated in a desirable coastal setting within the sought-after village of Blakeney, 18 Queens Close is a semi-detached former local authority bungalow offering spacious and flexible accommodation with excellent potential.

Extended over time to include a first floor, the property now provides four bedrooms arranged across both levels, making it well suited to families, visiting guests, or those seeking adaptable living space. A bathroom on each floor adds practicality and convenience.

Whilst the house would benefit from modernisation throughout, it presents an exciting opportunity for buyers to update and personalise to their own taste, creating a comfortable home in a highly regarded coastal location.

Outside, the property enjoys a generously sized garden, ideal for gardening, entertaining, or simply relaxing outdoors. To the front, pleasant views over open greenspace enhance the sense of openness and position.

With its appealing setting, versatile layout, and scope for improvement, this property represents a fantastic opportunity to acquire a home in one of North Norfolk's most popular villages.

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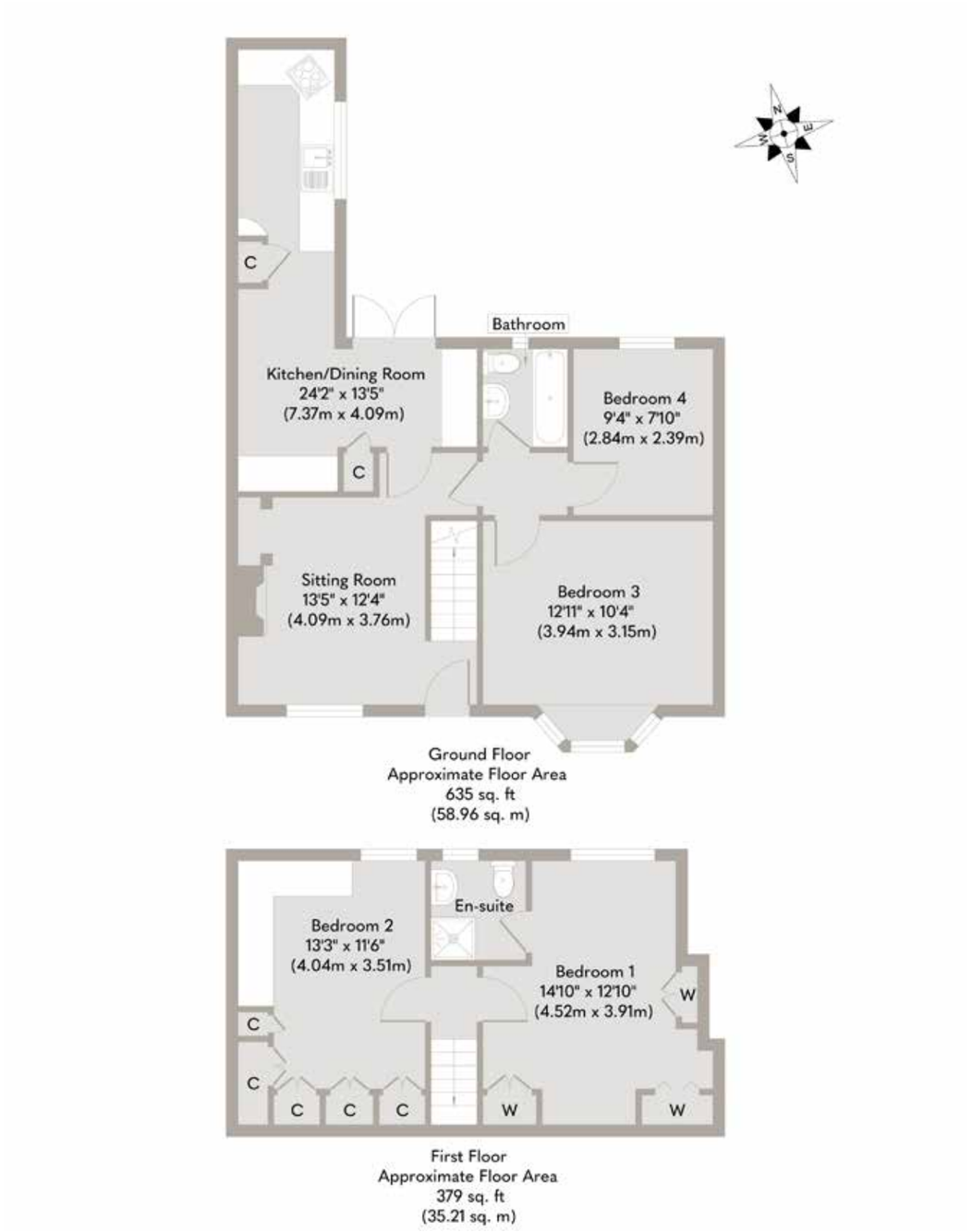








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Blakeney

A COASTAL GEM TO CALL HOME

Blakeney is a historic coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich and just over 5 miles from the market town of Holt, offering a distinctive seaside lifestyle with a strong sense of community and year-round appeal.

At the heart of village life is the quay on the River Glaven, where sailing, kayaking, crab fishing and seal-spotting are everyday pastimes. From here, boat trips run to Blakeney Point, home to one of England's largest colonies of grey seals and celebrated for birdwatching and wildlife experiences.

Blakeney's High Street and lanes are lined with pretty flint cottages, independent boutiques, art galleries, gift shops and cafés, while essentials are served by a SPAR convenience store, post office and local surgery. The village also offers a selection of quality pubs and restaurants — among them the Kings Arms and White Horse — and seasonal outlets specialising in fresh seafood and treats from the estuary.

Outdoor enthusiasts will appreciate the North Norfolk Coast Path and marshland walks that radiate from the quay east toward Cley and west toward Stiffkey, as well as opportunities for sailing, paddleboarding and long beach walks at nearby Wells-next-the-Sea and Holkham.

Blakeney combines rich maritime heritage, vibrant local retail and café culture, and outstanding natural landscapes, creating a lifestyle that celebrates coastal living, wildlife engagement and genuine village vitality with excellent connections to town and city amenities.









Note from the Vendor



"The quay is a favoutite place to explore...picking samphire in the summer and walks along the coastal path to Cley."

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0875-3059-0207-5286-5204

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///robes.conspire.theme

AGENT'S NOTE

Prospective purchasers are to be made aware that a Section 157 applies to this property and as such a purchaser must have lived or worked in Norfolk for at least 3 years.

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.

SOWERBYS

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