



SPINDRIFT

Saxlingham Road, Blakeney, Norfolk, NR25 7PB
Guide Price £625,000

BROWN & CO
COCKERTONS



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DESCRIPTION

Spindrift is a detached individual bungalow situated in a highly desirable location in the prime coastal village of Blakeney. The property is approached from the Saxlingham Road down a private loke leading to ample off road parking and an attached garage. Spindrift is wonderfully designed boasting three double bedrooms, two reception rooms, two bathrooms and a newly fitted kitchen providing immaculate and extremely flexible accommodation. To the outside of the property are beautifully maintained landscaped front and rear gardens which are well stocked with mature trees, shrubs and plants, sun terraces and a large lawned area. The space and presentation make it the perfect home or investment.

LOCATION

Spindrift is situated in a quiet residential location in the ever popular village of Blakeney on the north Norfolk coast, between the bustling Georgian town of Holt and the port of Wells-next-the-Sea. There are fine coastal walks along the creeks and surrounding marshes and public houses. Blakeney is an Area of Outstanding Natural Beauty and famous for its bird reserves and sailing facilities. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and there is the landmark parish church at the top end of the village.

Holt is a beautiful Georgian County town has been well preserved with an attractive range of boutique shops, cafés and restaurants. There are a number of well-regarded schools in the area, including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty seven miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Individual Bungalow
- Prime Coastal Village
- Peaceful Location down a Private Loke
- Attached Garage
- Ample Off Road Parking
- Individual Garden Grounds
- Well stocked with Mature Trees, Shrubs & Plants
- Entrance Porch
- Two Reception Rooms
- Newly Fitted Kitchen
- Utility Room
- Three Double Bedrooms
- Bathroom
- Shower Room
- Oil Fired Central Heating & Double Glazing
- Within walking distance of The Quay

GENERAL REMARKS & STIPULATIONS

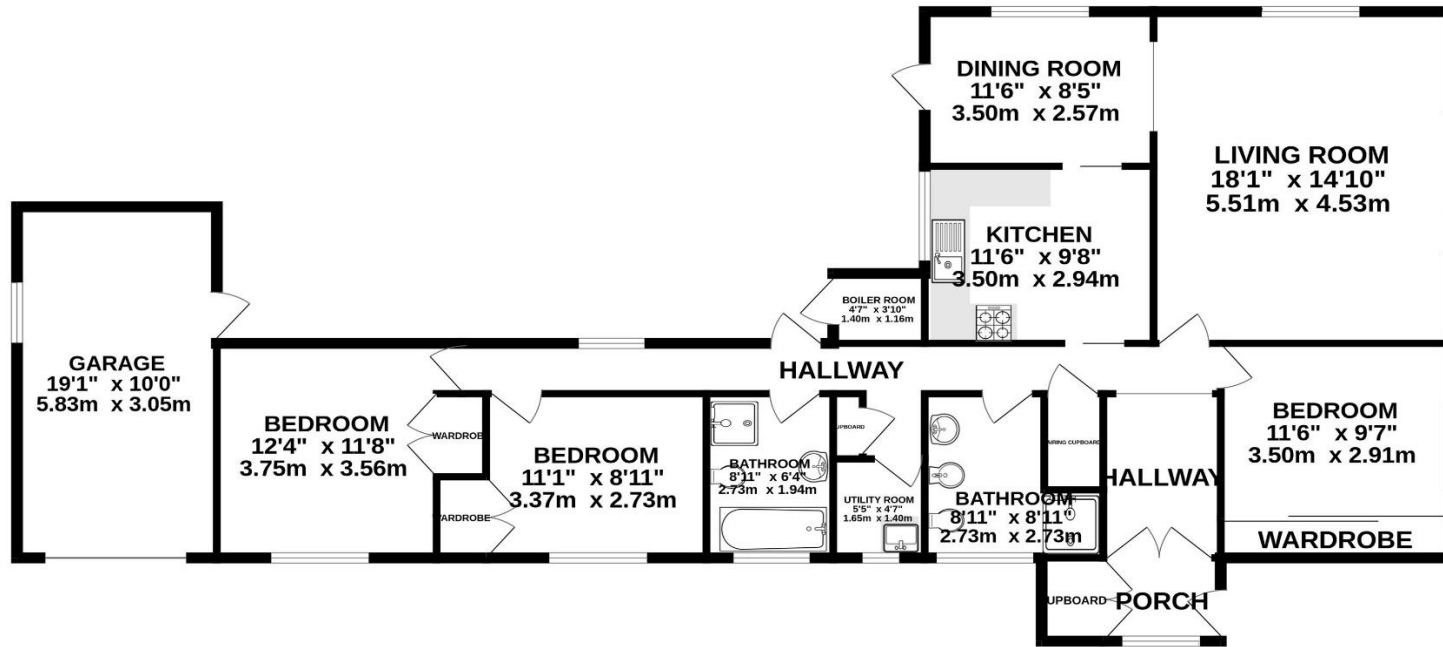
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





GROUND FLOOR

1448 sq.ft. (134.5 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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