

william  
h brown

Select

Maisons Bienvenues  
High Street  
Cley



A WELL PRESENTED THREE BEDROOM COTTAGE LOCATED IN THE HEART OF THE POPULAR COASTAL

## A WELL PRESENTED THREE BEDROOM COTTAGE LOCATED IN THE HEART OF THE POPULAR COASTAL VILLAGE OF 3 Maisons Bienvenues, High Street, Cley, Holt NR25 7RR

### RECEPTION HALLWAY

A long hallway approximately 24ft in length has engineered wood flooring, a picture rail, a wall mounted radiator, offers access to the sitting room, dining room and kitchen. Stairs rise to the first floor accommodation.

### SITTING ROOM

Feature double glazed sash window to the front aspect, feature fireplace, wall mounted radiator, picture rail, engineered wood flooring.

### DINING ROOM

Engineered wood flooring, feature fireplace, picture rail, door leading to rear and wall mounted radiator.

### KITCHEN

A replacement kitchen with a wooden work surface, built in dishwasher, base level storage, corner shelving, engineered wood flooring, space for electric cooker, wall mounted radiator, doors to walk in pantry, utility room/WC and a wooden barn style door leading to the rear of the home. The kitchen offers a walk in pantry with shelving.

### UTILITY ROOM/WC

Engineered wood flooring, window to rear aspect, shelving, plumbing for washing machine. Low level WC and wash hand basin

### PRINCIPAL BEDROOM

A carpeted double bedroom with a feature fireplace, picture rail, double glazed sash window to rear aspect offering fantastic views of the marshes and windmill.

### BEDROOM TWO





A carpeted double bedroom with a feature fireplace, picture rail, wall mounted radiator and double glazed sash window to front aspect.

### BEDROOM THREE

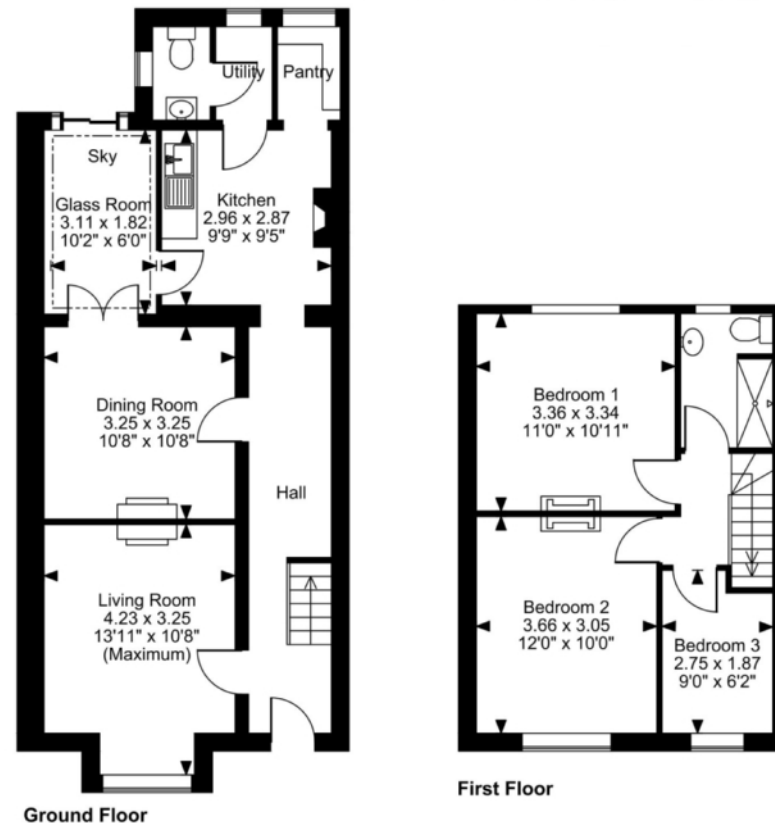
A carpeted single bedroom with a wall mounted radiator and a

double glazed sash window to the front aspect.

### SHOWER ROOM

A fully tiled white suite comprising:- low level WC, wash hand basin and walk in shower cubicle. Heated towel rail and window to the rear aspect. Under floor heating.

## Maisons Bienvenues, High Street, Cley, Holt, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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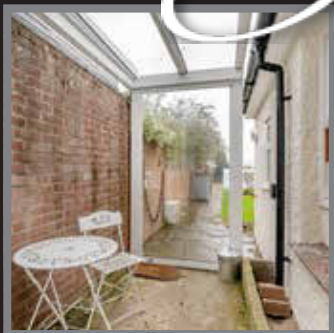
### EXTERNAL

The front of the property is accessed via a wooden gate inserted in a pretty brick and flint wall. A paved pathway leads to the front door and an area is laid to lawn with a mature hedge providing privacy. To the rear an enclosed garden is accessible via the parking area to the rear of the cottage.

# Select

£575,000

Offered to the market with no onward chain, this three bedroom home has undergone significant improvement under the present owner. It benefits from a sitting room, dining room, kitchen with walk in pantry, utility room with WC, a covered glass area to the rear of the home and a first floor shower room. Enclosed front and rear gardens, parking to the rear on a first come first served basis and amazing views of Cley Marshes and the famous North Norfolk landmark, the Cley Windmill.



## LOCATION

Cley next the Sea was an important trading port in the middle ages and is now best known for its renowned nature reserve. Between the village and the sea, you will find Cley Marshes, a nature reserve owned by the Norfolk Wildlife Trust and is their oldest and best known nature reserve. It offers some of the UK's best birdwatching and has six hides providing fantastic views. Standing on the edge of the marshes and the village is Cley's other famous landmark, an 18th century windmill. Now a guesthouse, it is open to the public offering fantastic views over marshland which was used for horse races in the early 19th century and was a haunt for smugglers! The shingle beach can be accessed through the marshes and is a great place for sea fishing.

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

Viewing by appointment with our

Select Consultant on

**01603 221797**

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