



## HIGH VIEW PARK , CROMER, NR27 0HQ

**£340,000**  
FREEHOLD

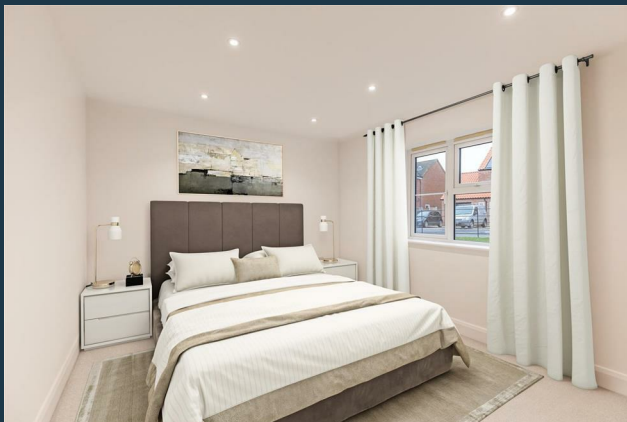
The Pines is a beautiful collection of new-build properties located just a twenty minute walk to the town and very close to schools, medical facilities and transport links.

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
- Two Bedrooms
- Family Bathroom
- Fitted Kitchen
- Garage and Driveway Parking
- Close to Amenities and Public Transport
- Coastal Town Location with Sea Views
- 10 Year LABC Warranty



### PLOT 37

A two-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.

The Blakeney is ideal for those looking to downsize, with two bedrooms which are served by the family bathroom. The kitchen has external access to the garden, whilst the sitting room looks out to the front of the property.

Externally, the bungalow 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
- Two Bedrooms
- Family Bathroom
- Fitted Kitchen
- Garage and Driveway Parking

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

### ABOUT THE BUILDER

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.

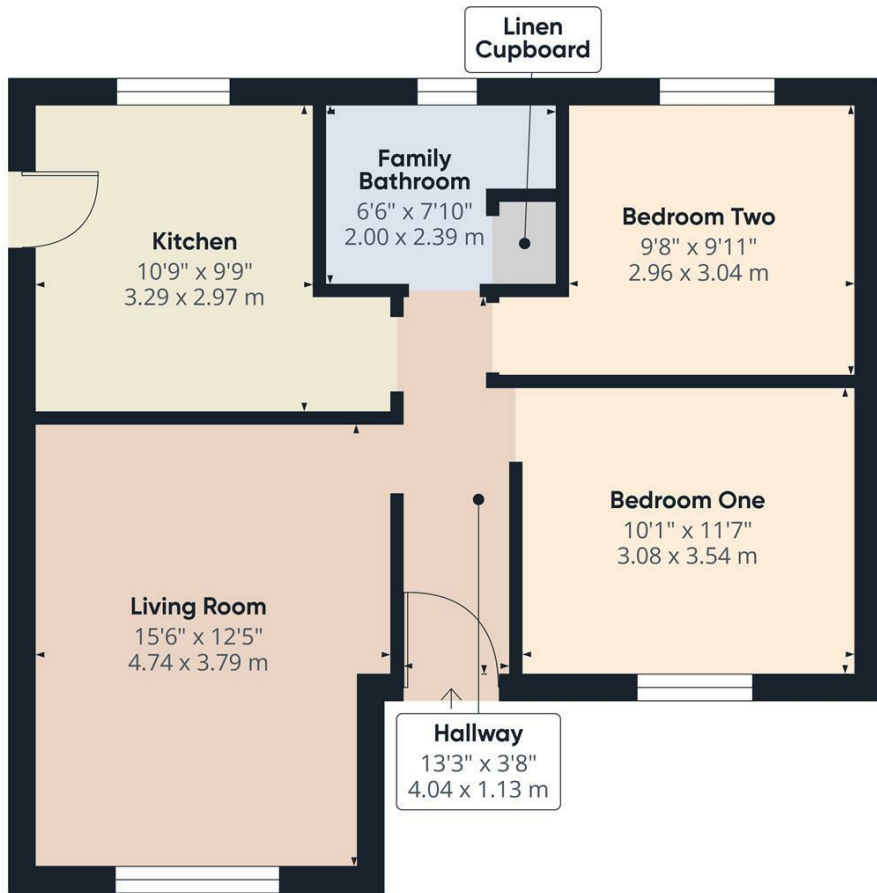
Buyers will be requested to exchange contracts within 6 weeks.

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.

## BLAKENEY HIGH VIEW PARK





Approximate total area<sup>1)</sup>  
622.37 ft<sup>2</sup>  
57.82 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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