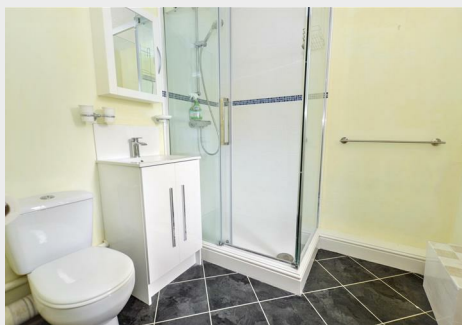




8 The Pastures, Blakeney, Holt, NR25 7LY

Price Guide £295,000

- No onward chain
- Close to Blakeney Quay and shops
- Electric central heating boiler
- Courtyard style garden
- Exclusive development of just 17 private homes
- Compact accommodation
- Allocated off-road parking space
- Equally suitable for permanent or holiday use

8, The Pastures, Blakeney, Holt NR25 7LY

An excellent opportunity to acquire a modern, end of terrace dwelling forming part of an exclusive development just south of the Quay and within walking distance of the Village centre. The Pastures is an exceptional development of 17 private dwellings constructed in 1984 to a high specification.

No. 8 is offered with no onward chain and offers compact accommodation with the benefit of an electric central heating system. The property has a small courtyard garden and an allocated off-road parking space making this property equally suitable for both permanent or holiday use.



Council Tax Band: C



ENTRANCE PORCH CANOPY

With part glazed timber entrance door opening to:

ENTRANCE HALL

Radiator, off-peak storage heater (to supplement central heating if required), stairs to first floor, built in airing cupboard housing electric boiler and pre-lagged hot water cylinder.

SHOWER ROOM

With window to front aspect, radiator, enclosed corner shower enclosure with mixer shower attachment and tiled splashbacks, vanity wash basin with cupboards beneath, tiled splashbacks and cabinet above. Close coupled w.c., wall mounted electric heater.

BEDROOM

Large walk-in understairs cupboard, radiator, sliding patio doors to courtyard.

FIRST FLOOR

LOUNGE/DINING ROOM

A beautifully light room with dormer windows to front and rear aspects. Central feature fire surround with tiled hearth and housing electric stove. Two radiators, open plan design to:

KITCHEN AREA

Velux roof light to front aspect, range of fitted base storage cabinets, inset stainless steel sink unit, laminated work surface with tiled splashbacks, inset electric hob and oven beneath, under counter refrigerator.

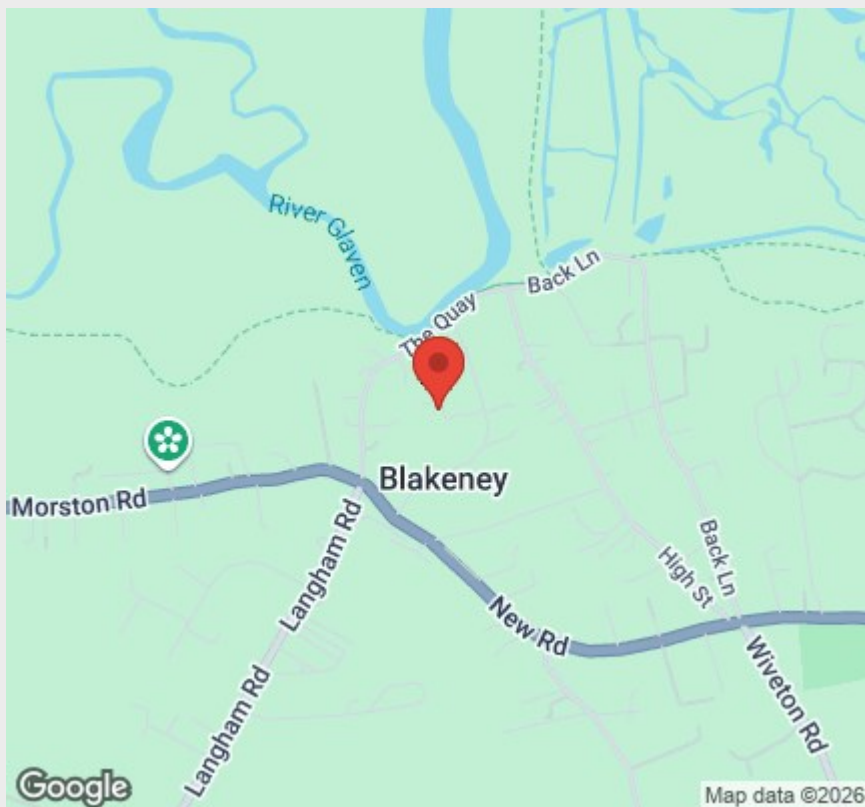
OUTSIDE

To the front of the property is an open plan garden area and integrated STORE with electric service meters. The rear garden is fully enclosed and arranged as a courtyard garden.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax rating of Band C. Applicants will need to be aware that there is a Residents' Association set up in 1985 with certain restrictive covenants, one of which is that the property may not be sub-let for holidays. A copy of the Residents' Association Information is available from Arnolds Keys on request.





Viewings

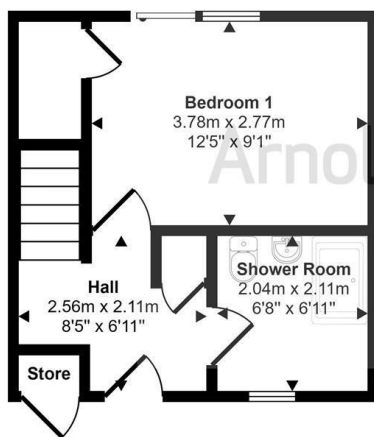
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

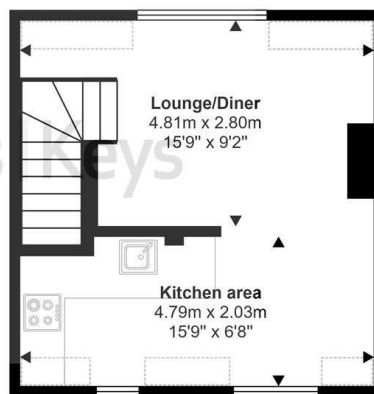
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
47 sq m / 511 sq ft



Ground Floor
Approx 24 sq m / 255 sq ft



First Floor
Approx 24 sq m / 256 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com