



AN EXTENDED FOUR BEDROOM SEMI-DETACHED COTTAGE CIRCA 1930 SITUATED IN A TRANQUIL WOODLAND SETTING

East Cottage, Burnham Deepdale, Norfolk PE31 8DE

bedfords.co.uk

Bedfords

ESTABLISHED 1966

**East Cottage
Burnham Deepdale
King's Lynn
Norfolk
PE31 8DE**

*A FORMER HOUSEKEEPERS COTTAGE IN A SECLUDED ELEVATED SETTING AT THE
HEAD OF A PRIVATE DRIVE*

Guide Price: £825,000 (10.01.25)
Freehold BUR160181

- Idyllic elevated and private woodland setting.
- ¾ mile from the village amenities and coastal path.
- Presented in excellent order.
- Accommodation of over 1300 sq.ft. comprising; Entrance Hall, Shower Room/ WC, Dining Room, Oak-framed Sitting Room, Bedroom, Rear Hall, Landing, Master Bedroom with En-suite Bathroom, two further Bedrooms and a Cloakroom.
- Outside, to the front aspect is a gated driveway, timber garage and shed. The rear garden faces south and is largely laid to lawn with a raised timber deck.
- Desirable features include oil-fired central heating, wood-burning stove, timber windows, impressive oak-framed extension with vaulted ceiling and views over open countryside from the first floor.
- Available to purchase with no onward chain.









ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

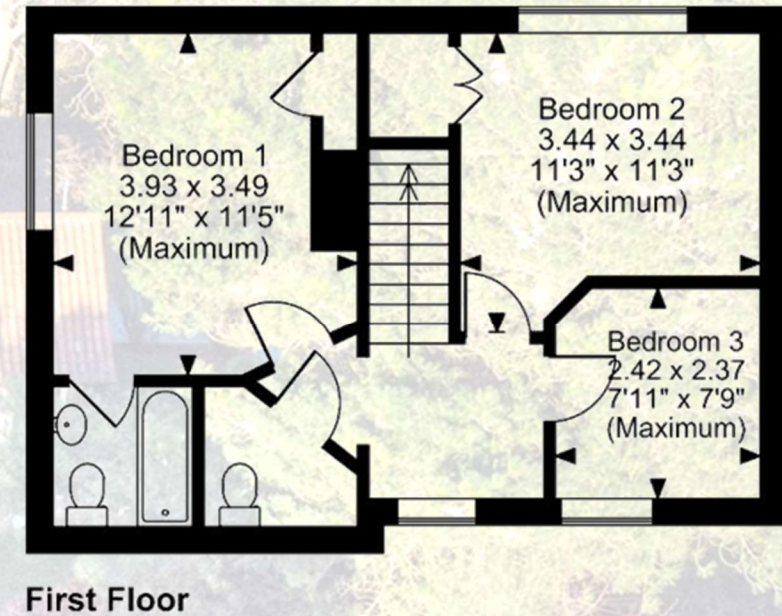
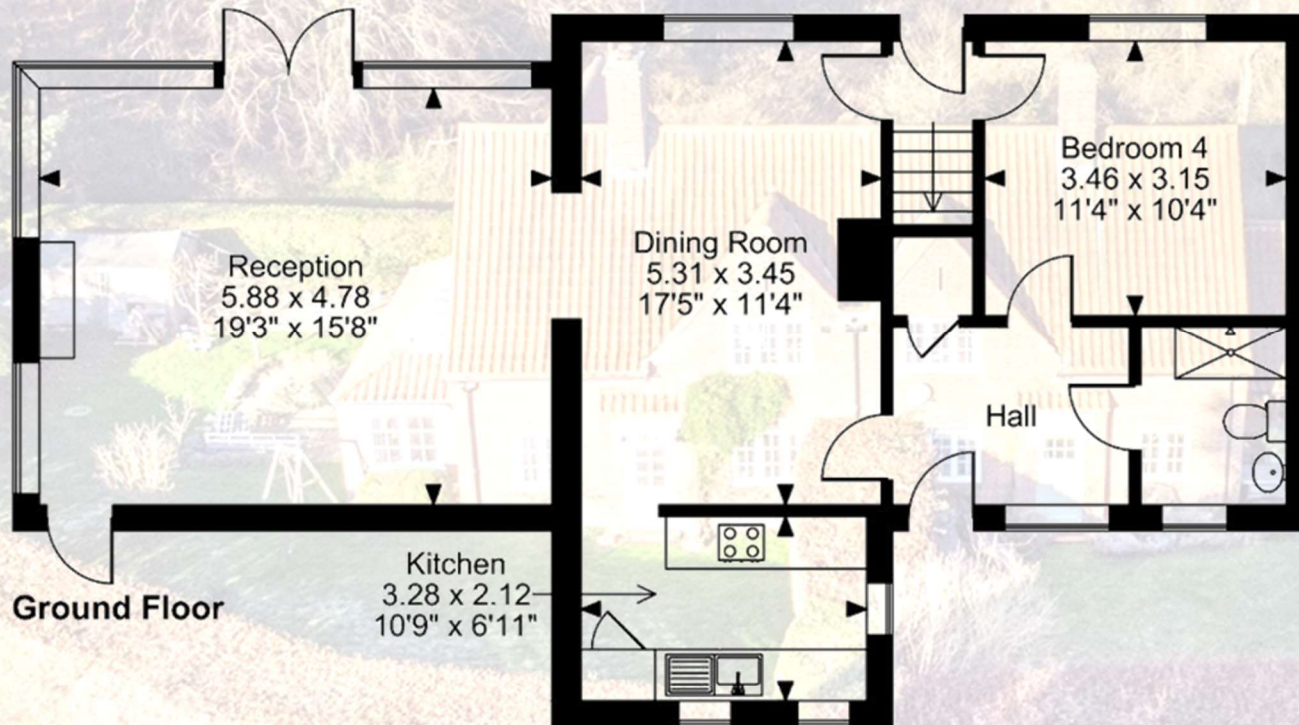


BURNHAM DEEPDALE is a small village adjoining Brancaster Staithe and has the benefit of a development of shops and a garage. The harbour at Brancaster Staithe is popular with sailing enthusiasts and the salt marshes are favoured by bird watchers and walkers. The highly popular village of Burnham Market is about 2 miles distant and offers an excellent centre for shopping and eating-out and also contains a health centre and dental surgery.





East Cottage, Burnham Deepdale, King's Lynn
Approximate Gross Internal Area
1332 Sq Ft/124 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632818/SS







HEATING: Oil fired central heating.

COUNCIL TAX: Currently business rated-previously Band C.

SERVICES: Mains electricity, private water supply, drainage to septic tank.

BROADBAND: Ofcom state that standard broadband is available to the property.

MOBILE COVERAGE: Ofcom state that Three & O2 are likely to have voice and data inside the property, EE is likely to have voice but limited data and Vodafone is likely to have limited voice and data. Outside the property, Ofcom state that EE, O2 Three and Vodafone are likely to have voice and data.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk





Bedfords

ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | WWW.BEDFORDS.CO.UK