



A BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW WITHIN WALKING DISTANCE OF THE COAST AND VILLAGE AMENITIES

Windflowers, 16 Malthouse Court, Thornham, Norfolk PE36 6NW

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ESTABLISHED 1966

Windflowers
16 Malthouse Court
Thornham
Norfolk
PE36 6NW

*A TWO BEDROOM BUNGALOW SET WELL-BACK FROM THE COAST ROAD AND PRESENTED
IN EXCELLENT ORDER*

Guide Price: £450,000 (19.11.24)
Freehold BUR210158

- Two bedroom link-detached bungalow.
- Presented in excellent order.
- Coastal setting within walking distance of the sea.
- Accommodation comprises Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room, two double Bedrooms and a Bathroom.
- Outside, lawned front garden, off road parking, integral single garage and lawned rear garden backing on to farmland.
- Desirable features include double glazed windows, timber & tiled flooring, wood-burning stove and well-proportioned rooms.
- Available to purchase with no onward chain.







THORNHAM is a pretty, conservation village situated within an Area of Outstanding Natural Beauty. The village mainly contains traditional stone fisherman's cottages and merchants' houses along with three excellent public houses, a thriving deli and café and a number of individual shops at Drove Orchards, which include Eric's award-winning Fish & Chip shop, Eric's Pizza Restaurant and Gurney's Fish Shed. A small natural harbour is still used by a handful of fisherman and there is easy access to miles of unspoilt sandy beaches.

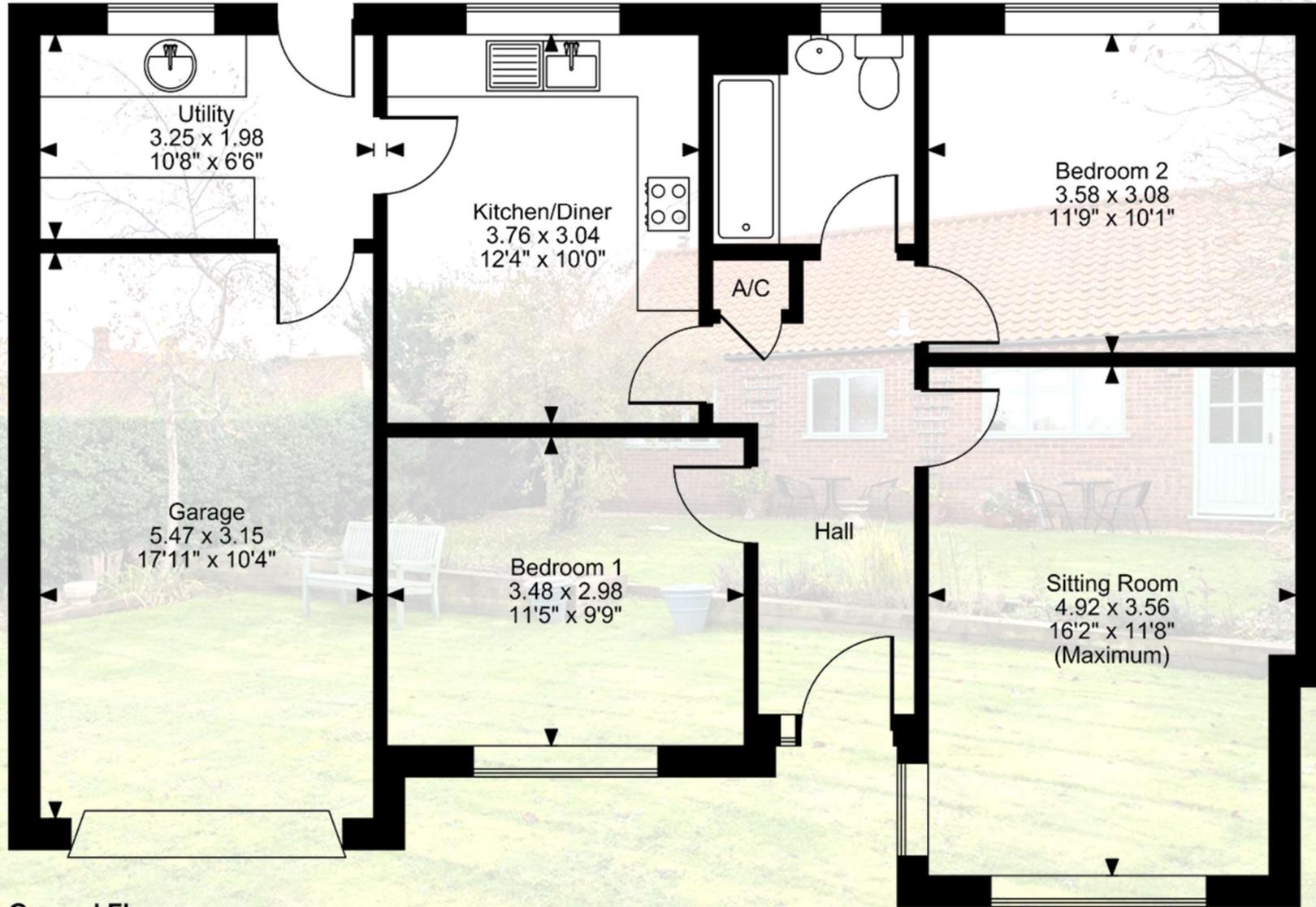
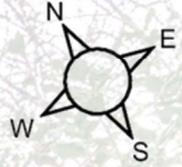
The nearby village of Burnham Market (7 miles) is renowned for its range of individual shops and restaurants whilst King's Lynn (20 miles) offers High Street chains, leisure facilities and a mainline rail link to London King's Cross (97 minutes).







Malthouse Court, Thornham, Norfolk
Approximate Gross Internal Area
Main House = 763 Sq Ft/71 Sq M
Garage = 191 Sq Ft/18 Sq M
Total = 954 Sq Ft/89 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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HEATING: Independent electric heating.

COUNCIL TAX: Band C.

SERVICES: Mains water, electricity & drainage.

BROADBAND: Ofcom indicate that Superfast broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that O2 have limited voice and data available inside the property and that Vodafone has limited voice inside and none outside. Ofcom indicate that EE, O2 Vodafone and Three are likely to have voice and data outside the property.

AGENTS' NOTE: The property is situated in a conservation area.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request



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