



A BRICK & FLINT BUNGALOW BUILT c.2014 IN GARDENS OF 0.36 ACRE

The Knot, Glebe Lane, Burnham Overy Staithe, Norfolk PE31 8JQ

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ESTABLISHED 1966

**The Knot
Glebe Lane
Burnham Overy Staithe
King's Lynn
Norfolk
PE31 8JQ**

A MODERN DETACHED BUNGALOW BACKING ONTO ESTATE-OWNED FARMLAND

Guide Price: £1,200,000 (10.01.25)
Freehold BUR210187

- Entrance Porch
- Kitchen/Dining Room
- Utility Room
- Sitting Room with bi-folds opening to a vaulted Garden Room
- Three Bedrooms
- Bathroom and Shower Room
- Off-road parking for several cars and boats
- Good-sized lawned garden
- Workshop and Store
- Summer-house
- Situated along a private road within walking distance of the coast and The Hero Public House
- Constructed with attic trusses to facilitate a loft conversion (subject to gaining all necessary consents)





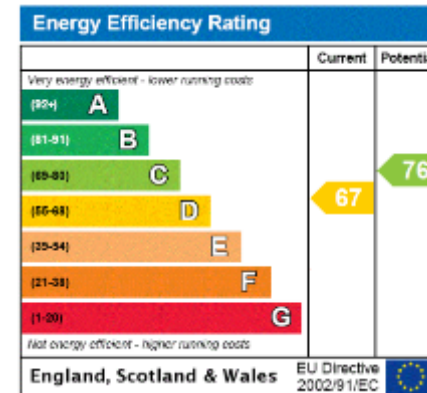


BURNHAM OVERY STAITHE is arguably the most sought-after of all the North Norfolk villages; a small village fringed by marshes, the Staithe is a popular spot for sailing with its natural harbour lying at the mouth of the River Burn whilst at low tide the channel is a fabulous place for paddling, crabbing and having fun in the water. Understandably, The Sunday Times listed Burnham Overy Staithe as one of its top ten villages by the sea in which to live. The village lies on the north Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skylines. Just a mile inland is Burnham Market; a large, thriving village with handsome, principally Georgian, properties set around a grassy market place (also known as The Green). Burnham Market offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight. There are links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham and several well-regarded shoots in the area. There is a mainline railway connection to London King's Cross in 97 minutes from the Hanseatic port and medieval market town of King's Lynn (24 miles to the south west).



ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request















HEATING: Underfloor heating via an Air-Source Heat Pump.

COUNCIL TAX: Band E.

SERVICES: Mains electricity, water and drainage.

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

MOBILE COVERAGE: Ofcom indicate the O2, Three, EE and Vodafone are all likely to provide voice and data outdoors. Indoors, O2 are likely to provide voice and data and Vodafone may provide limited voice.

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







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