



A DETACHED BRICK & CHALK HOUSE C.1999 PRESENTED IN EXCELLENT ORDER WITH PARKING & A DOUBLE GARAGE

Beech House, 1 St Ethelberts Close, Burnham Market, Norfolk PE31 8UT

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ESTABLISHED 1966

Beech House
1 St Ethelberts Close
Burnham Market
Norfolk
PE31 8UT

Guide Price: £825,000 (Rev 24.03.25)
Freehold BUR230116

- Outstanding detached modern house built of brick & chalk elevations on a small development undertaken by the Holkham Estate c. 1999
- Sympathetically extended c. 2020 by the current owners
- No Upward Chain
- Entrance Hall
- Kitchen / Breakfast Room
- Sitting Room
- Snug
- Utility Room
- WC
- Principal Bedroom with Dressing Room and En Suite Bathroom
- Two further Double Bedrooms
- Family Shower Room
- Off-Road Parking for two cars
- Double Garage
- Attractive landscaped Garden with terrace, lawn, Summerhouse and Garden Shed





BURNHAM MARKET is one of Norfolk's most sought-after addresses; a large, thriving village with handsome, principally Georgian, properties set around a grassy Market Place also known as the Green.

The village offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight. There are award-winning restaurants, cafes and a deli, a fishmongers, butchers and an excellent wine merchant.

The village lies about a mile inland from the north Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Overby Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along with links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region.

There is a mainline railway connection to London King's Cross in 97 minutes from King's Lynn (21 miles).

AGENTS' NOTE: The property is subject to restrictive covenants, one of which requires the property not to be used other than as 'a private residence in the occupation of one family'; this means that the property should not be used as a furnished holiday let. For more information on this or other covenants affecting the property, please contact the agents.

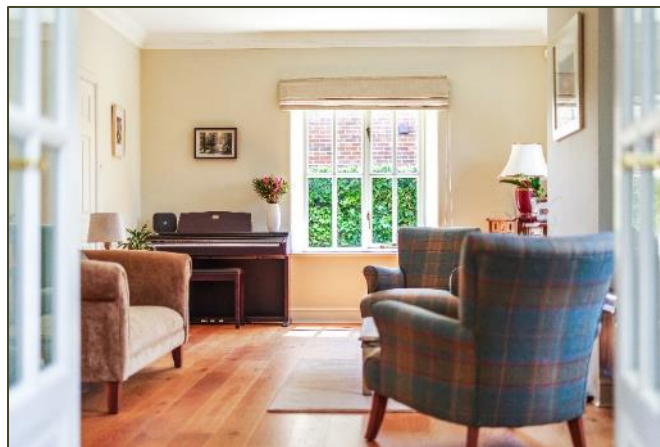
HEATING: Central heating via an Air Source Heat Pump.

COUNCIL TAX: Band F

SERVICES: Mains electricity, water and drainage.

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

MOBILE COVERAGE: Ofcom indicate that EE, Three, Vodafone & O2 are likely to have voice and data available outside the property with limited voice and data available inside the property.







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+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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

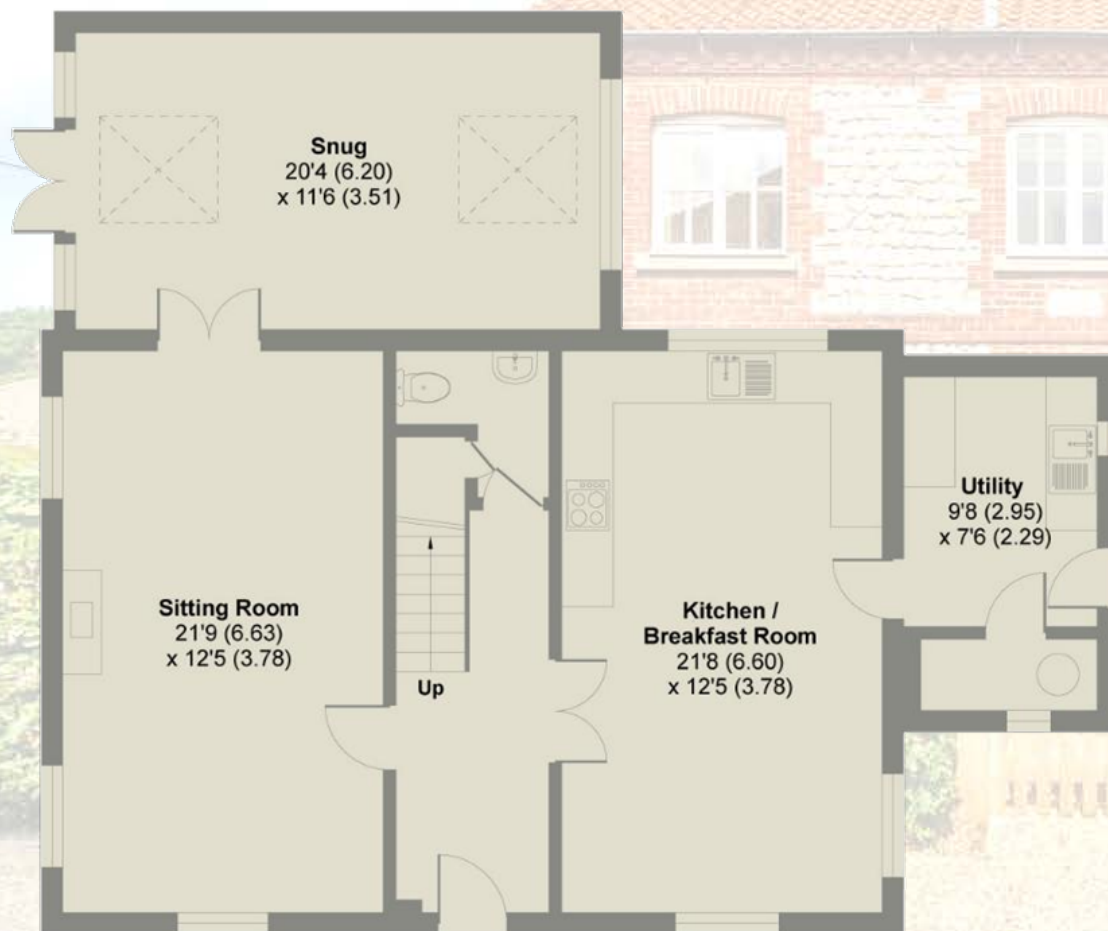


Approximate Area = 1740 sq ft / 161.6 sq m

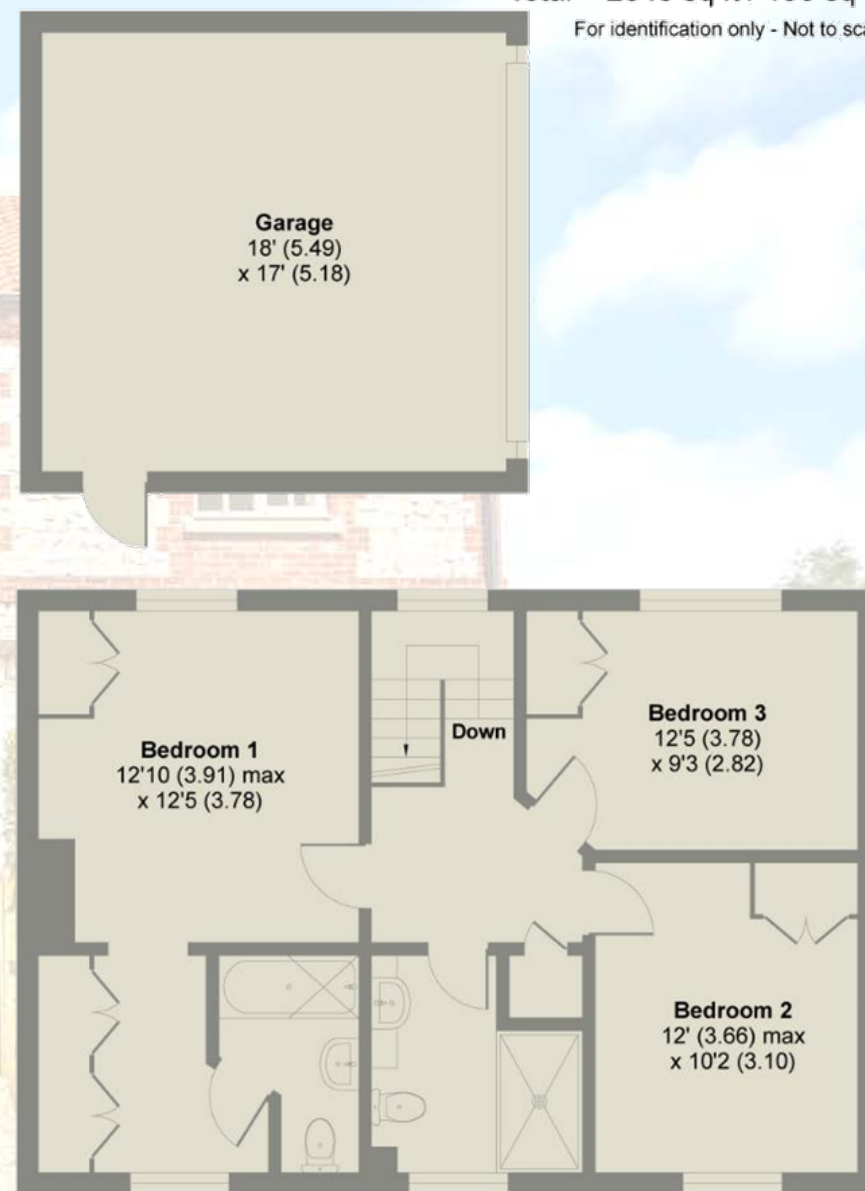
Garage = 306 sq ft / 28.4 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2-Residential). © n'checon 2023. Produced for Bedfords Estate Agents. REF: 1016943





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