



A BEAUTIFULLY-PRESENTED VILLAGE HOUSE WITH PARKING, CONVENIENTLY SITUATED FOR THE SHOPS AND AMENITIES

Arthur's, 21 Ulph Place, Burnham Market, Norfolk PE31 8HQ

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Bedfords

ESTABLISHED 1966

**Arthur's
21 Ulph Place
Burnham Market
King's Lynn
Norfolk PE31 8HQ**

Situated along a private road, a modern semi-detached house with a west-facing garden and parking convenient for the village centre

Guide Price: £895,000 (rev 04.04.25)
Freehold BUR230165

- Entrance Hall / Boot Room
- 31' Kitchen / Family Room
- Conservatory
- Study
- Utility Room
- WC
- Principal Bedroom with En Suite Bathroom
- Two further First Floor Bedrooms with Family Shower Room
- Attic Bedroom with Bathroom and Dressing Room / Occasional Bedroom 5
- West-facing enclosed Garden
- Garden Room with Power & Light
- Two Parking Spaces
- Constructed of cavity brick with part-rendered elevations under a pan-tiled roof c. 2002





Services – Mains electricity, water and drainage.

Heating – Oil-fired central heating.

Tenure – Freehold.

Council Tax Band – F

Broadband – Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile Coverage – Ofcom indicate that EE, Three, O2 and Vodafone all have voice and data available at the property.

Rights of Way – The property enjoys the benefit of a vehicular and pedestrian Right of Way from the adopted highway and is responsible for 20% of the cost of its upkeep.

Restrictions – The property is situated within a Conservation Area.

Restrictive Covenants – A Restrictive Covenant requires that the property is not used other than as a Private Dwelling-house for one family and not to carry on any trade or business. Recent case law determined this to mean that the property should not be used as a furnished holiday let. However the seller has correspondence from the original beneficiary of the covenant confirming that it was not their intention to prevent holiday letting when the covenant was imposed in 2002. The current owner of Arthur's used the property as a holiday let from 2017 until spring 2023.



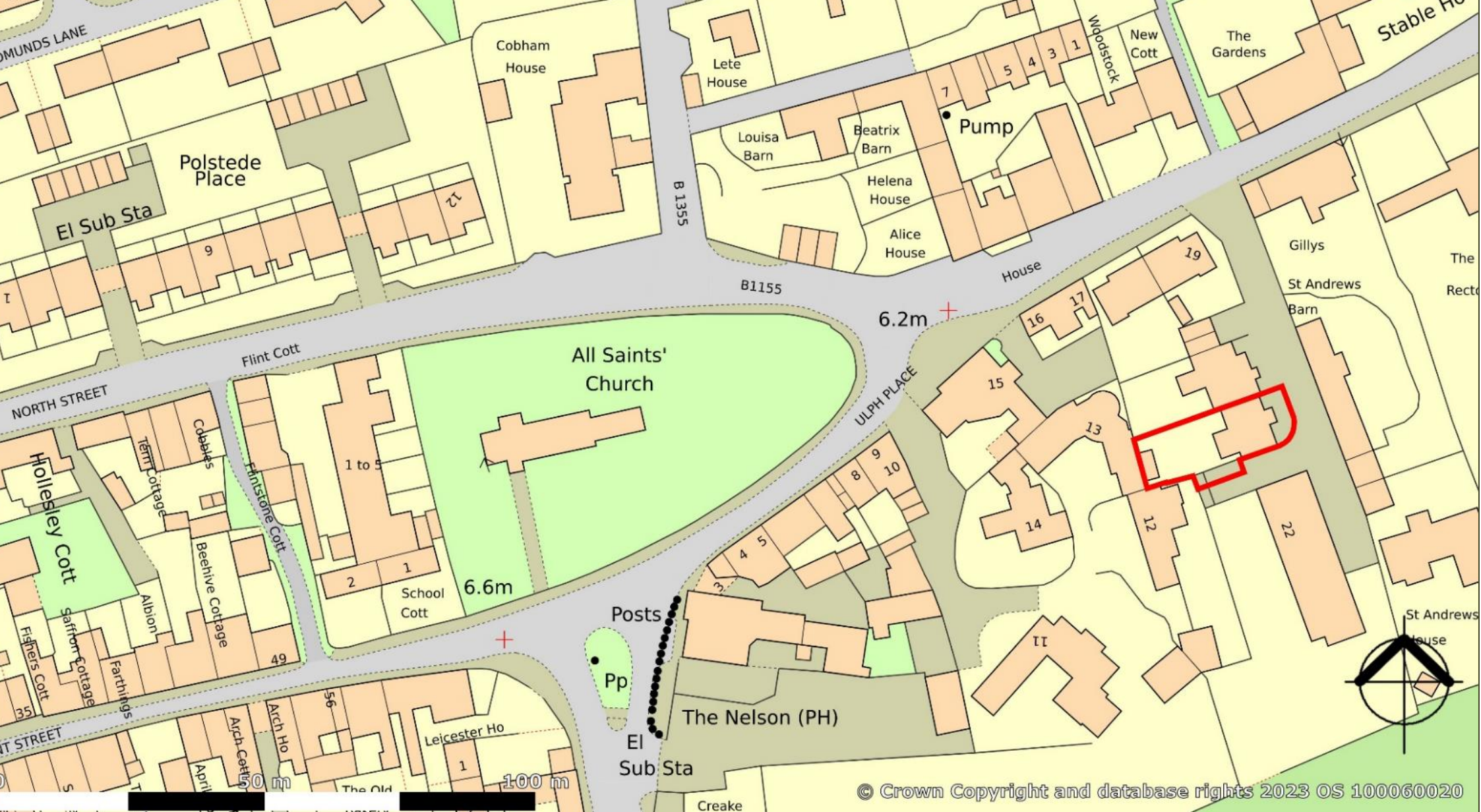












FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

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

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 and 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).



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	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





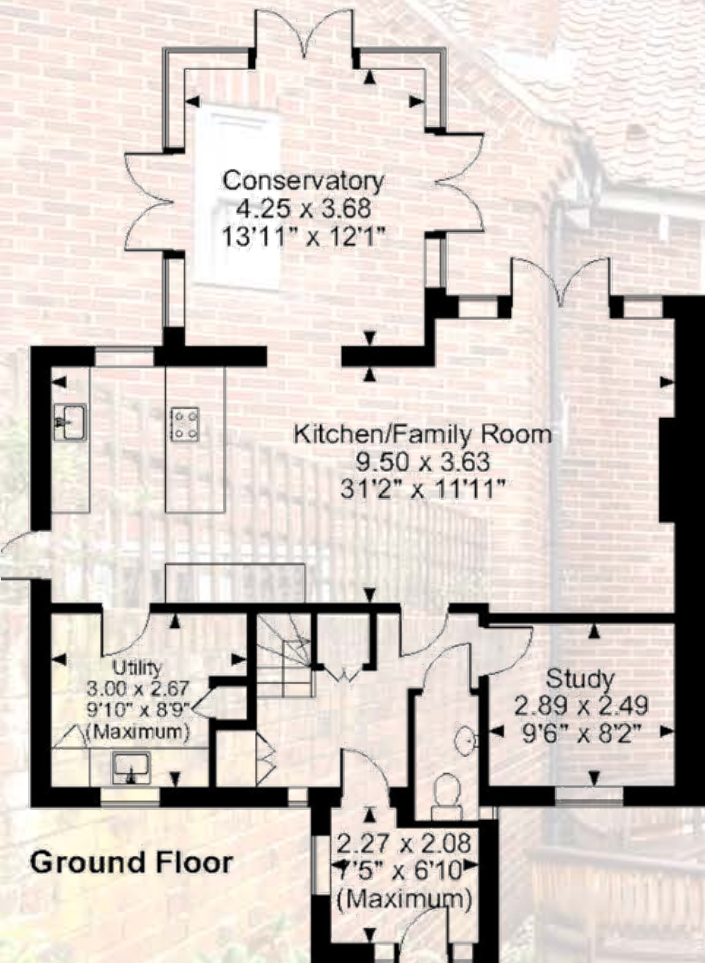
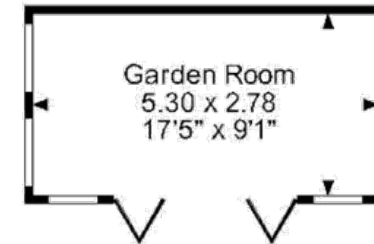
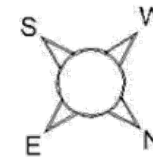
Ulph Place, Burnham Market, King's Lynn, Norfolk

Approximate Gross Internal Area

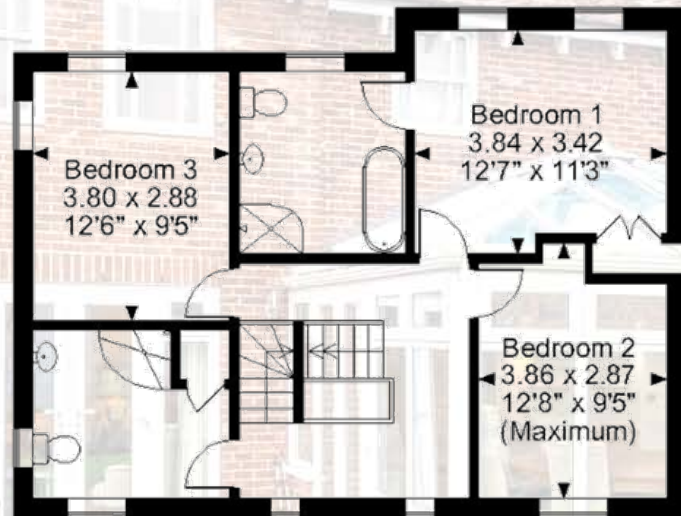
Main House = 1927 Sq Ft/179 Sq M

Garden Room = 159 Sq Ft/15 Sq M

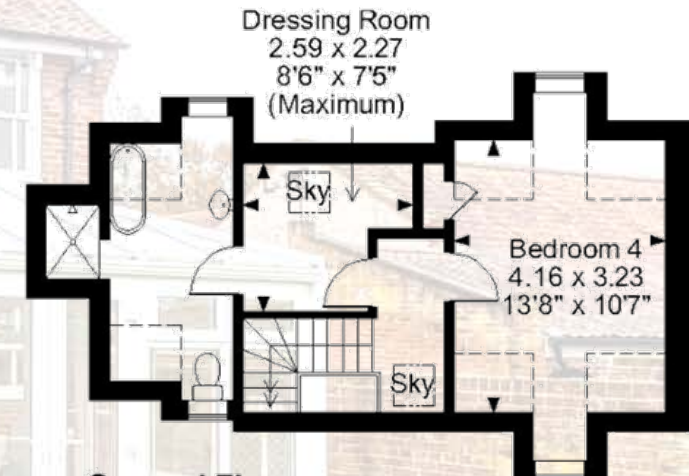
Total = 2086 Sq Ft/194 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

▭▭▭▭ Denotes restricted head height

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