



A THREE BEDROOM COTTAGE WITH GARAGE AND PARKING SITUATED IN A VILLAGE SETTING FOUR MILES FROM THE COAST

Spring Cottage, 8A Burnham Road, North Creake, Norfolk NR21 9JP

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ESTABLISHED 1966

Spring Cottage
8a Burnham Road
North Creake
Fakenham
Norfolk NR21 9JP

A MODERN BRICK AND FLINT COTTAGE CIRCA 1980 SITUATED IN THE CENTRE OF A POPULAR VILLAGE AND OFFERED WITH NO ONWARD CHAIN

Guide Price: £325,000 (20.12.24)
Freehold BUR240024

- An end of terrace cottage constructed in 1980.
- Offered for sale with no onward chain.
- Recently replaced windows and doors.
- Accommodation of almost 800 sq.ft. comprising Sitting/Dining Room, Kitchen, Landing, three Bedrooms and a Bathroom.
- Outside, to the rear of the property is a paved and shingled garden beyond which is shared driveway and parking area, an en-bloc single garage and a further parking area.
- Village location a short drive from the coast and Burnham Market.
- Walking distance to The Jolly Farmers public house.





NORTH CREAK lies about three miles south of Burnham Market and seven miles north of the market town of Fakenham. It has a local pub, The Jolly Farmers, and a particularly fine 14th century church.

To the north of the village lie the ruins of Creak Abbey, an Augustinian Priory, next to which there are an array of independent shops and services and which hosts a Farmers' Market on the first Saturday of each month.

The nearby village of Burnham Market has at its heart a village green surrounded by attractive 18th century listed buildings. It has an extensive range of shops and restaurants, including the Hoste Arms, No. 29 and Socius, awarded the AA's Restaurant of the Year in 2022/23.

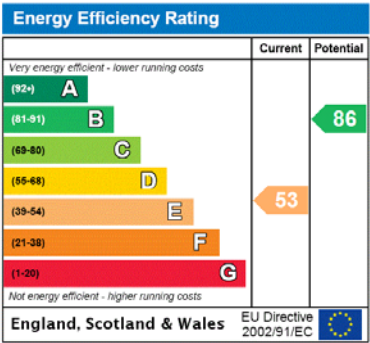
The coast at Burnham Overy Staithe is about five miles and forms part of an Area of Outstanding Natural Beauty. There are delightful beach and pinewood walks at Holkham, golf at Brancaster, sailing at Brancaster Staithe and bird-watching at Titchwell and Cley-next-the-Sea.

There are mainline railway stations at King's Lynn and Downham Market with a regular service to London King's Cross.



ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request





HEATING: Economy 7 Night Storage Heaters.

COUNCIL TAX: Band B

SERVICES: Mains water, electricity and drainage.

BROADBAND: Ofcom state that Superfast Broadband is available to the property.

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

AGENTS NOTE: 1-A public footpath runs down the side and rear of the property and across the parking area to the rear. 2- A restrictive covenant in the deeds states that it is only to be used as a single private dwelling house. 3-The property is situated in a conservation area.



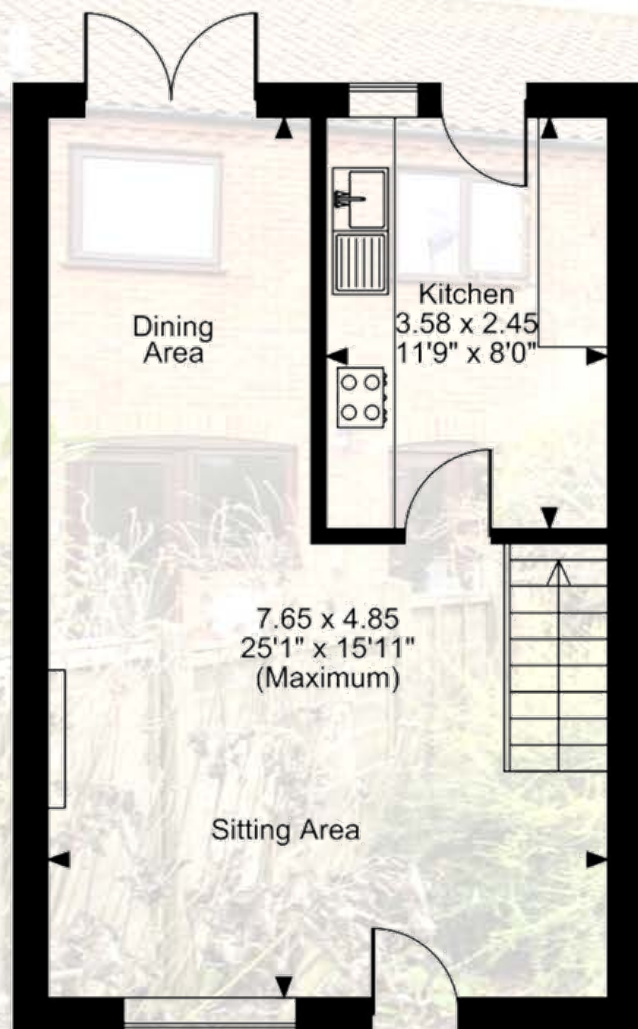
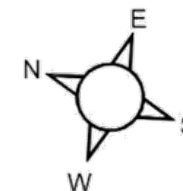
Burnham Road, North Creake, Fakenham, Norfolk

Approximate Gross Internal Area

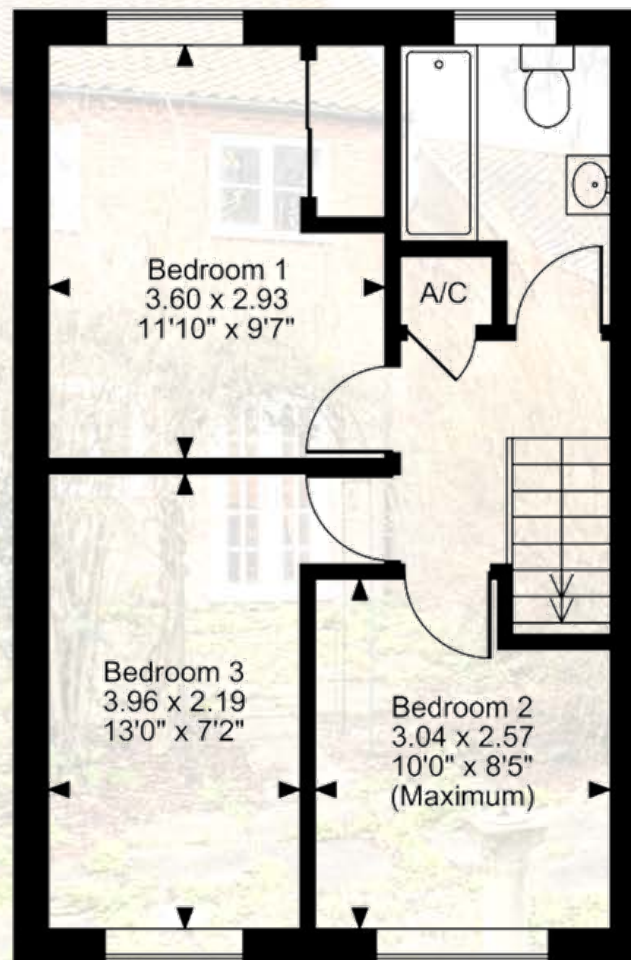
Main House = 794 Sq Ft/74 Sq M

Garage = 128 Sq Ft/12 Sq M

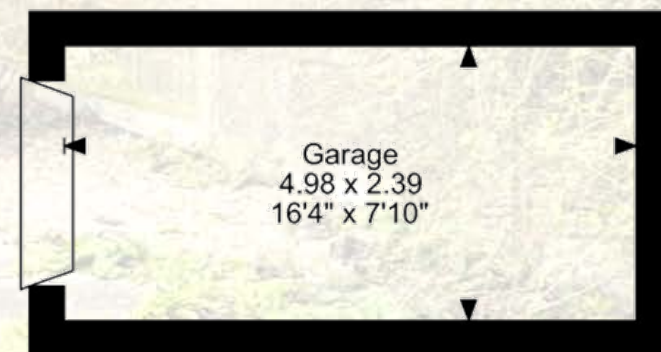
Total = 922 Sq Ft/86 Sq M



Ground Floor



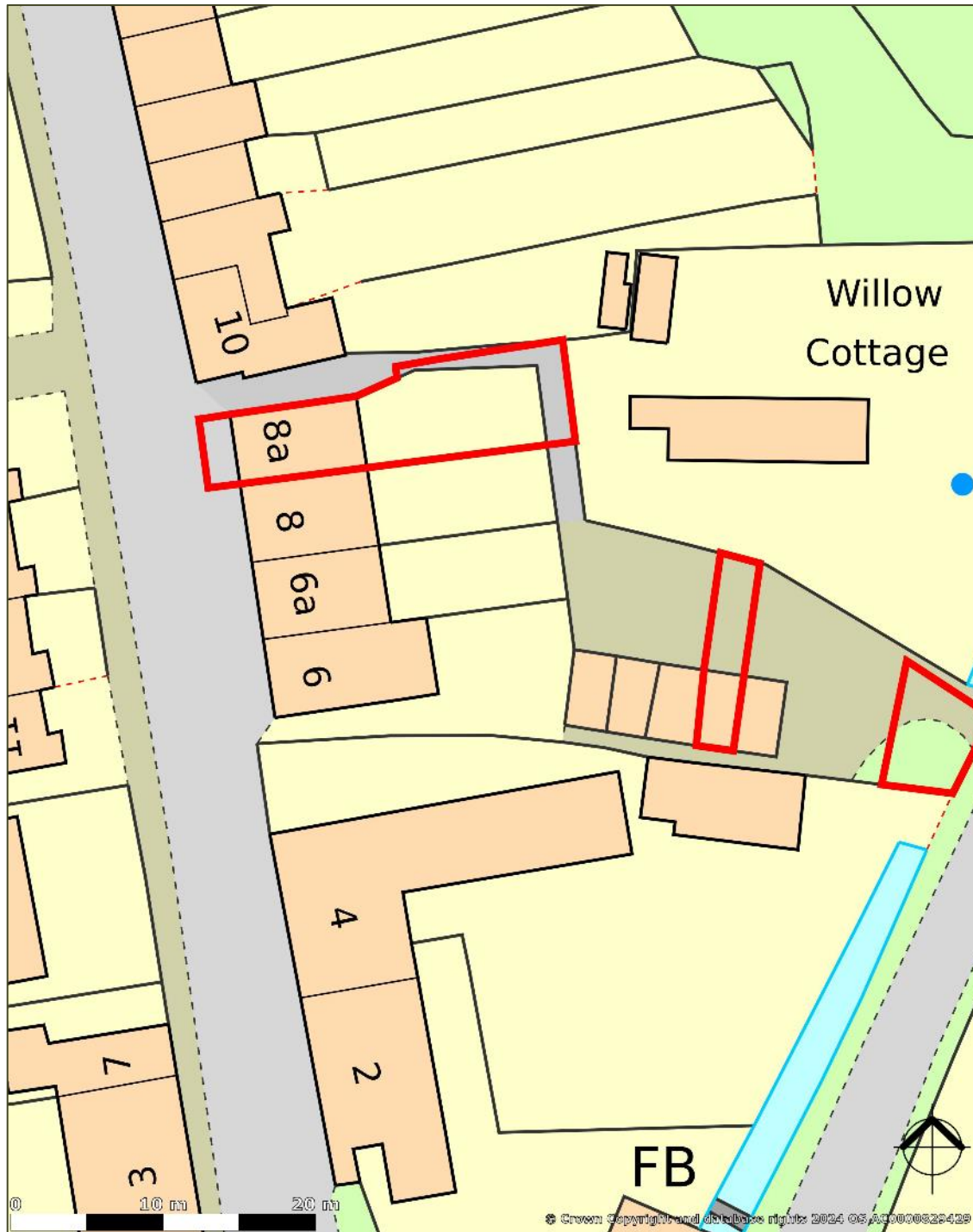
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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



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