



A BRICK & FLINT BUNGALOW BUILT c. 2003 IN A RURAL SETTING WITH GARDENS OF 0.62 ACRE

The Bungalow, Shammer, North Creake, Norfolk NR21 9LN

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ESTABLISHED 1966



The Bungalow
Shammer
North Creake
Fakenham
Norfolk
NR21 9LN

Surrounded by undulating farmland and with fine rural views
North Creake – 1.5 miles, Stanhoe – 1.7 miles, Burnham Market – 2.5 miles

Guide Price: £750,000 (24.10.24)
Freehold BUR240135

- A detached brick & flint-faced bungalow constructed c. 2003
- Rural setting with undulating farmland all around
- Entrance Hall
- Sitting Room
- Garden Room
- Dining Room opening to
- AGA Kitchen
- Utility Room
- Principal Bedroom with En Suite
- Three further Bedrooms
- Shower Room
- Double Garage and Hardstanding
- Gardens of 0.62 acre
- Timber-framed construction





SHAMMER is a rural hamlet that lies between North Creake (1.5 miles), Stanhoe (1.7 miles) and Burnham Market (2.5 miles).

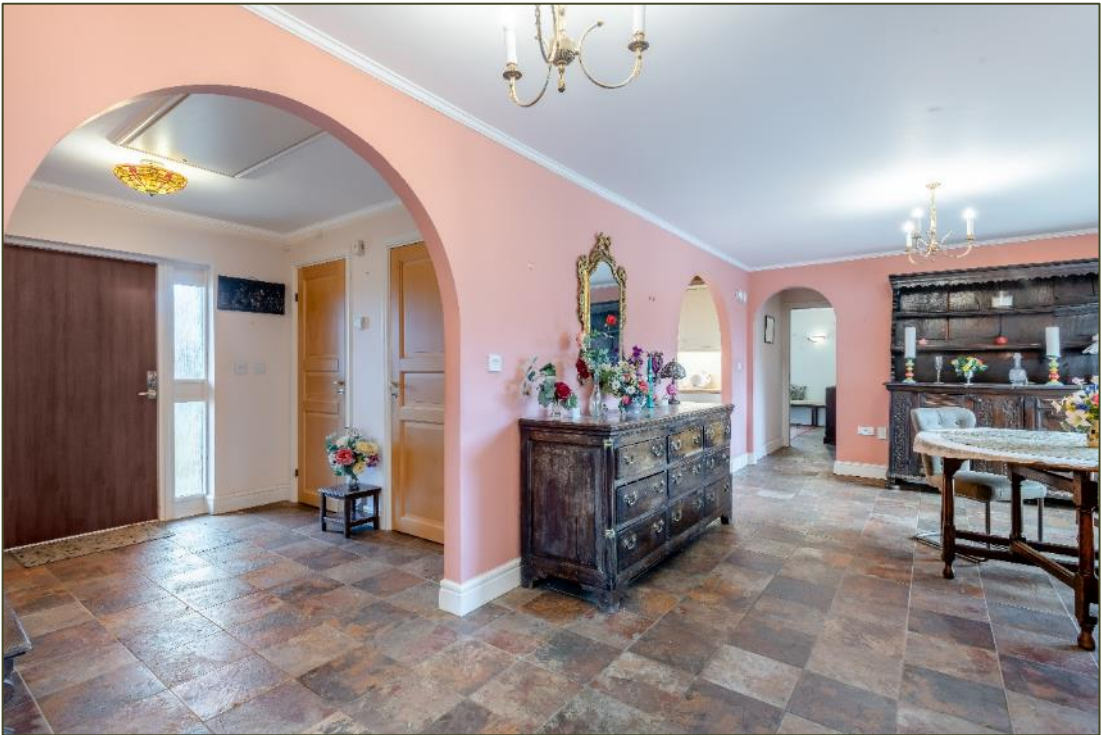
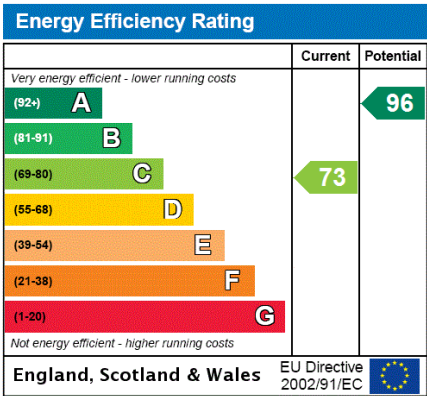
Burnham Market is one of Norfolk’s most sought-after addresses; a large, thriving village with handsome, principally Georgian, properties set around a grassy Market Place also known as the Green.

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, a sweet shop 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 Overy 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).

ENERGY PERFORMANCE CERTIFICATE (EPC):











HEATING: Oil-fired underfloor central heating.

COUNCIL TAX: Band F.

SERVICES: Mains electricity and water.
Drainage to a septic tank.

BROADBAND: Ofcom state that Standard broadband is available at the property. We understand that Satellite broadband is installed at the property.

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

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







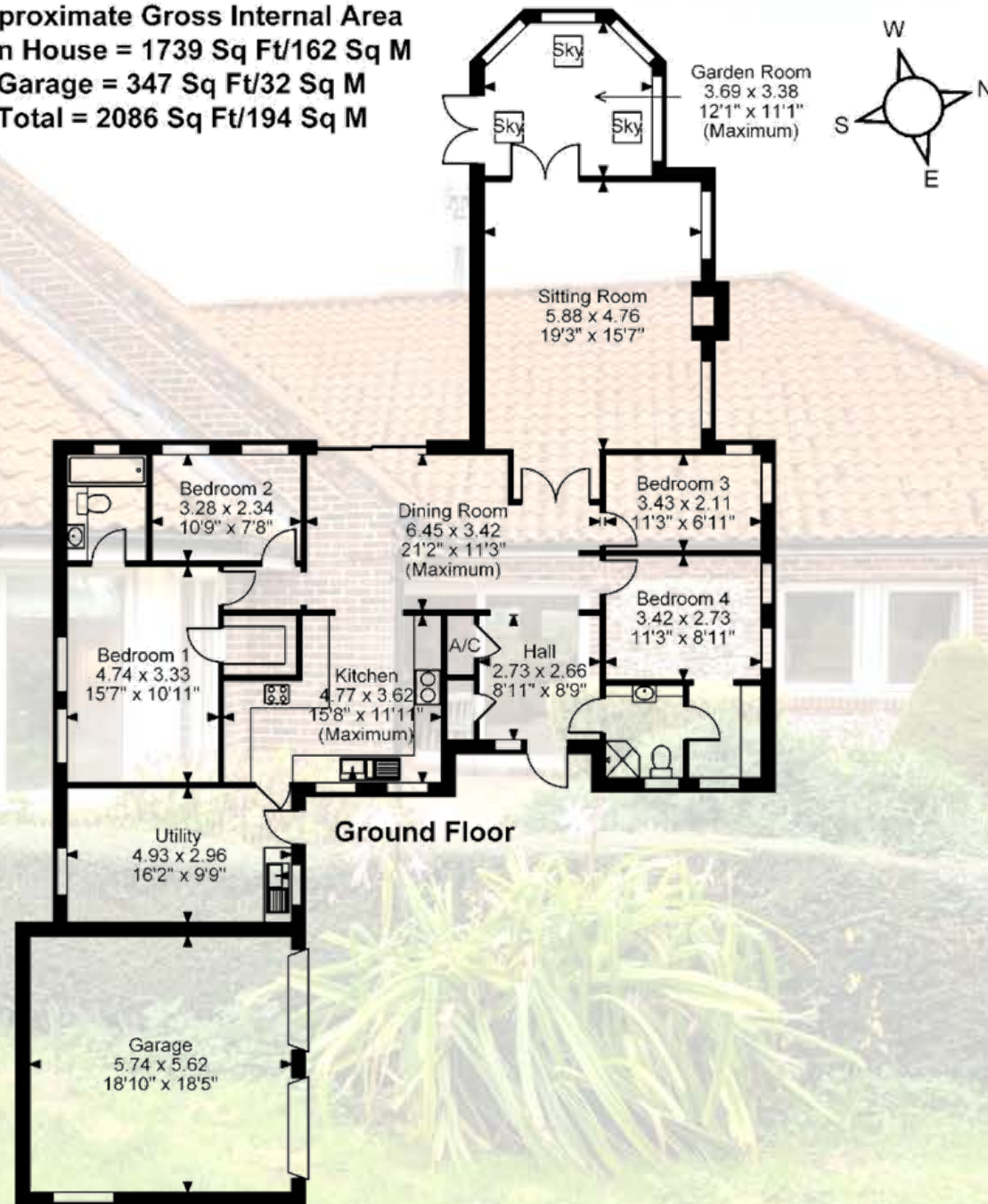
The Bungalow, Shammer North Creake, Fakenham, Norfolk

Approximate Gross Internal Area

Main House = 1739 Sq Ft/162 Sq M

Garage = 347 Sq Ft/32 Sq M

Total = 2086 Sq Ft/194 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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