



A MOST ATTRACTIVE DETACHED BRICK & FLINT HOUSE ALONG A PRIVATE LANE WITHIN 250 YARDS OF THE MARKET PLACE

Eden House, Herrings Lane, Burnham Market, Norfolk PE31 8DW

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ESTABLISHED 1966

Eden House
Herrings Lane
Burnham Market
Norfolk
PE31 8DW

*A BEAUTIFULLY-PRESENTED MODERN HOUSE WITH A STYLISH INTERIOR AND
SOUTH-FACING WALLED GARDEN*

Guide Price: £1,495,000 (rev. 28.01.25)
Freehold BUR2401579

- Open Porch
- Entrance Hall
- Sitting Room with wood-burner
- Vaulted Kitchen/ Breakfast Room
- Study
- Utility Room
- Ground Floor Shower Room
- Vaulted Principal Bedroom with En Suite Bathroom
- Guest Bedroom with En Suite Shower Room
- Bedrooms 3 & 4 served by adjacent Bathroom
- South-facing Walled Garden
- Integral Double Garage and Driveway
- Two further Parking Spaces









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).

The property is situated within a designated Conservation Area.

HEATING: An air-source heat pump runs the central heating.

COUNCIL TAX: Band G

SERVICES: Mains electricity, water and drainage.

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

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

AGENTS' NOTE: The property is subject to Restrictive Covenants, one of which requires it to be used as a private dwelling-house. This means it should not be used as a furnished holiday let.



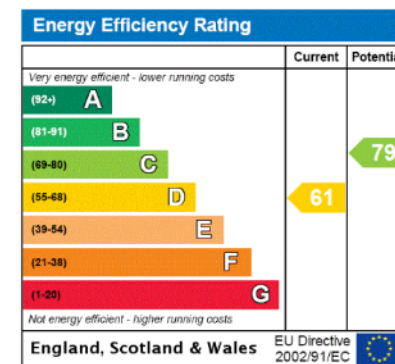






ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request



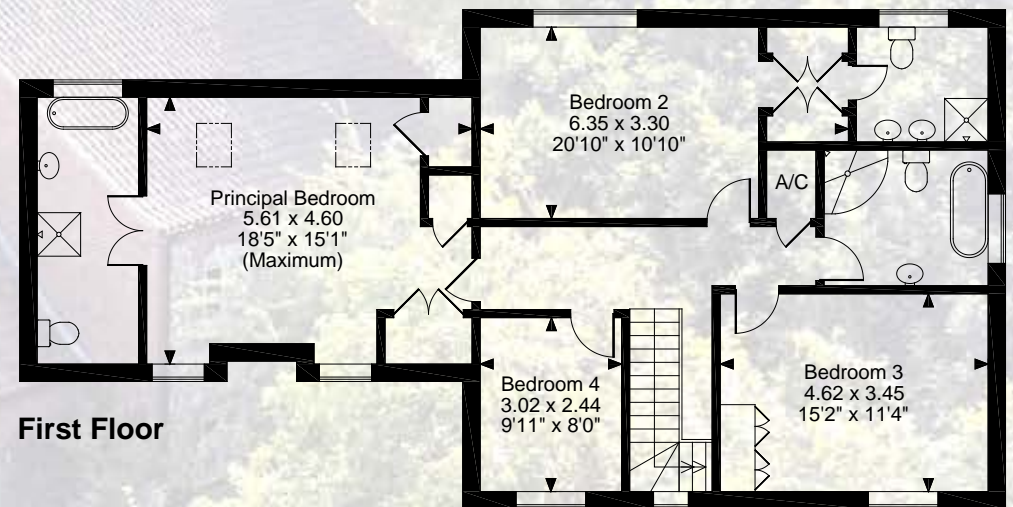
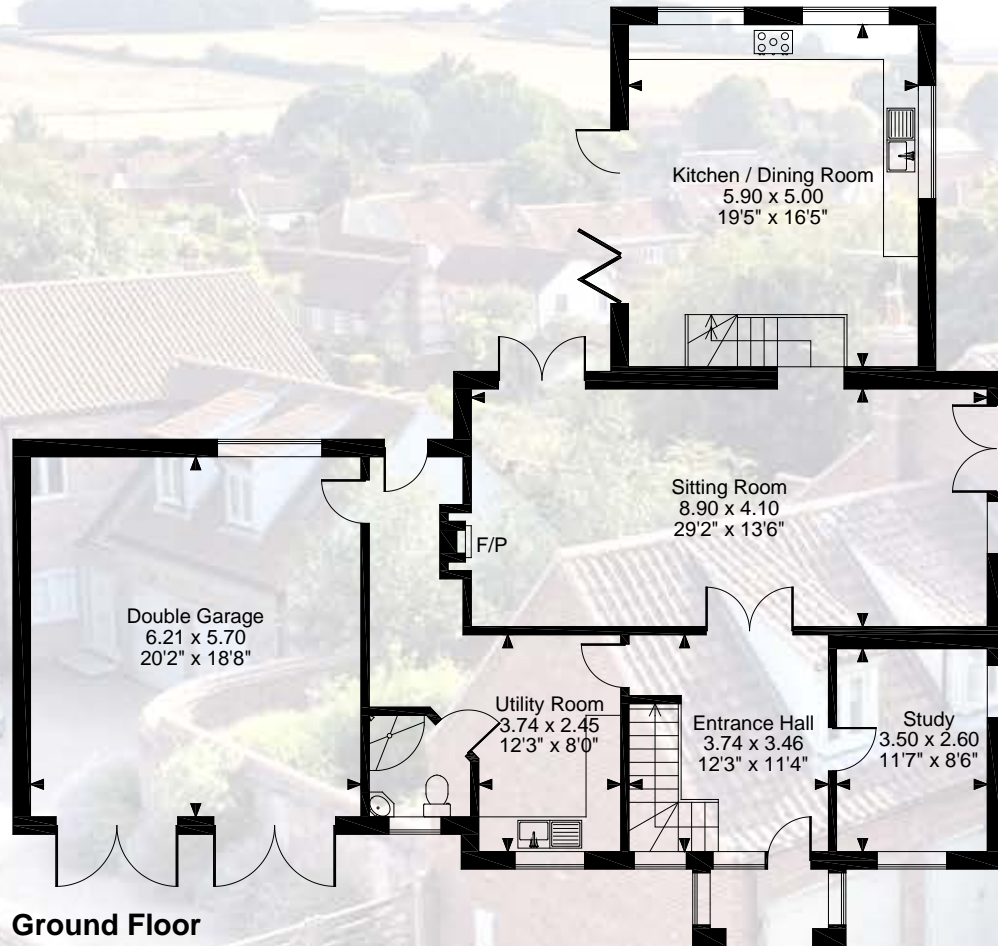
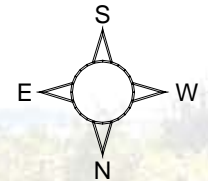
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Approximate Gross Internal Area

Main House = 2317 Sq Ft/215 Sq M

Garage = 381 Sq Ft/35 Sq M

Total = 2698 Sq Ft/250 Sq M



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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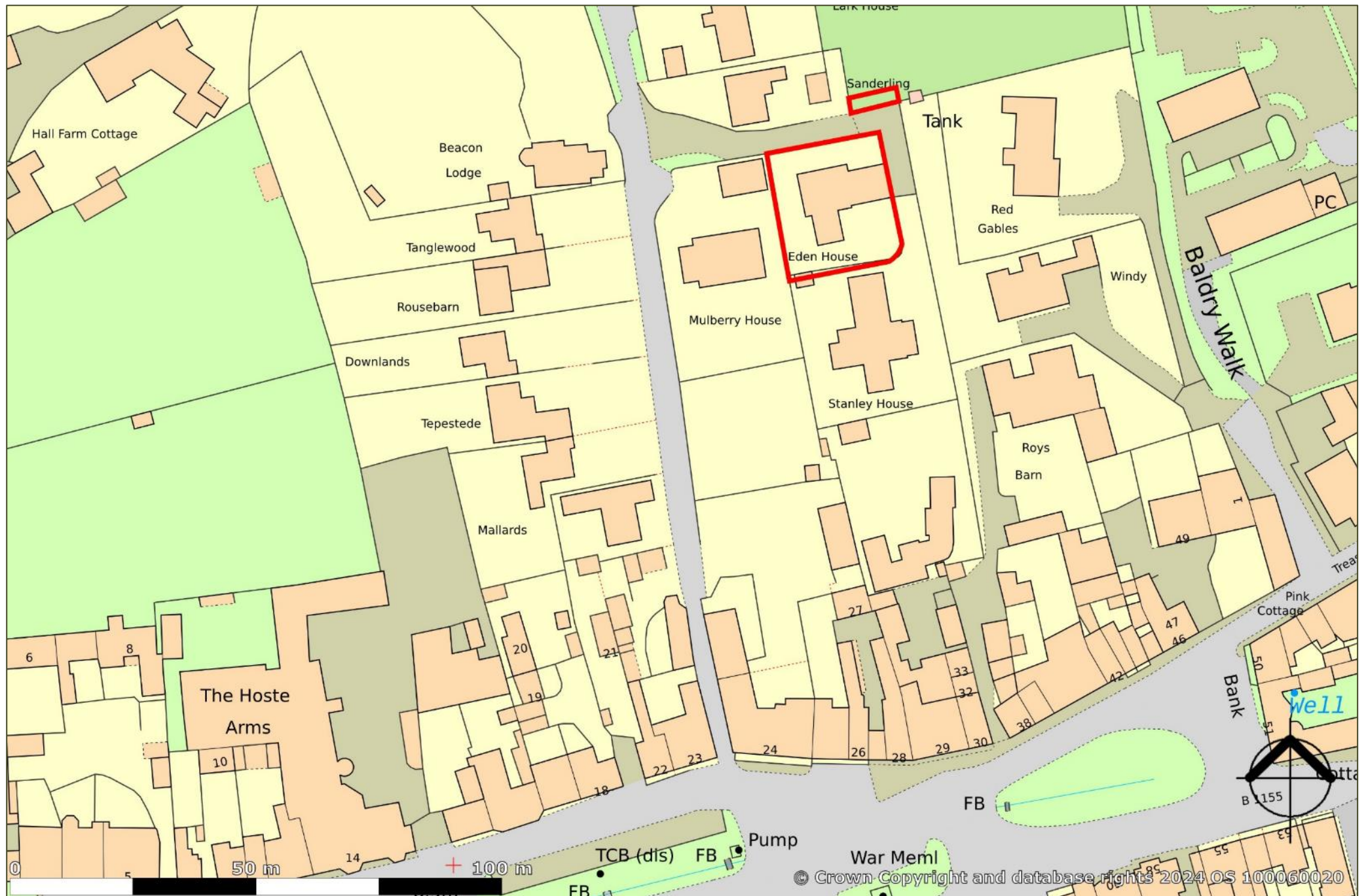




FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

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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