



**A TWO BEDROOM PERIOD COTTAGE, BEAUTIFULLY PRESENTED AND SITUATED A SHORT WALK FROM THE VILLAGE GREEN**

8 Rogers Row, Station Road, Burnham Market, Norfolk PE31 8HB

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**Bedfords**

ESTABLISHED 1966



**8 Rogers Row  
Station Road  
Burnham Market  
Norfolk  
PE31 8HB**

***A MID-TERRACE PERIOD PROPERTY SITUATED IN THE HEART OF BURNHAM MARKET  
AND OFFERED FOR SALE WITH NO ONWARD CHAIN***

**Guide Price: £475,000** (03.10.24)  
Freehold BUR240191

- Delightful cottage presented in a tasteful contemporary style.
- Close to the centre of the village and all amenities.
- Open-plan ground floor providing sitting area, dining area and fully fitted kitchen.
- Desirable features include timber flooring, wood-burning stove, modern electric central heating, oak joinery and double-glazed timber sash windows.
- Two double bedrooms with built in wardrobes and views over farmland to the rear.
- First floor shower room/WC.
- Outbuilding with potential to improve.
- Enclosed south-facing rear garden partly paved and laid to lawn with useful shed.
- Available to purchase furnished and equipped by separate negotiation.
- Ideal second home or holiday let.









**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.

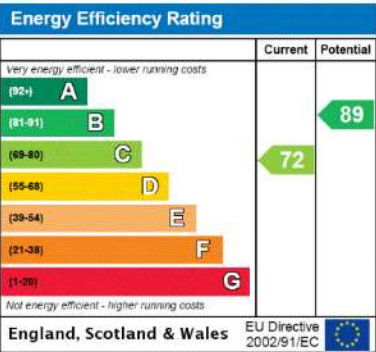
The village lies about a mile inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Overby Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along 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).



**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A copy of the full EPC is available upon request





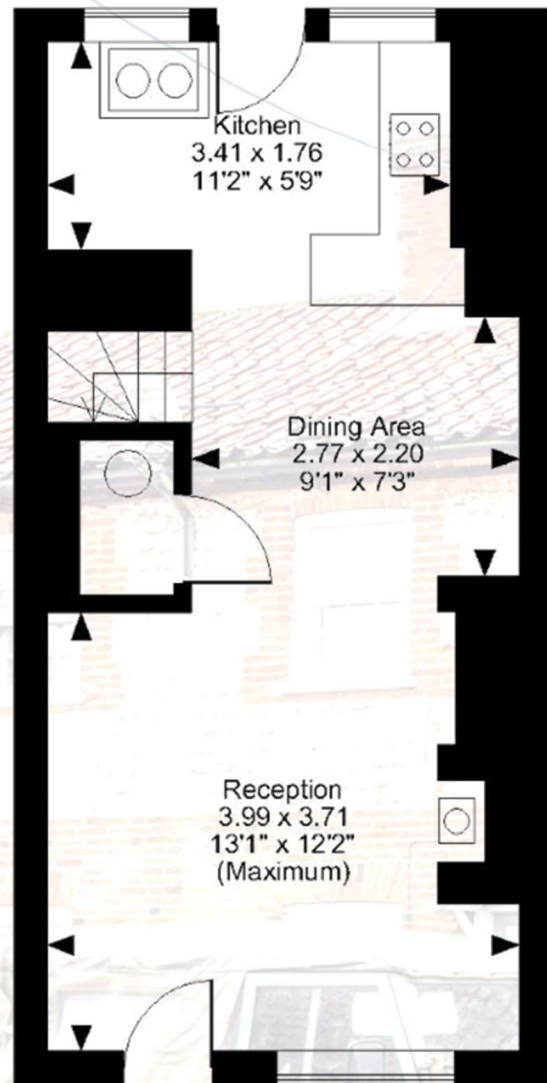
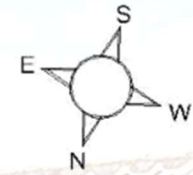
**Station Road, Rogers Row, Burnham Market, Norfolk**

**Approximate Gross Internal Area**

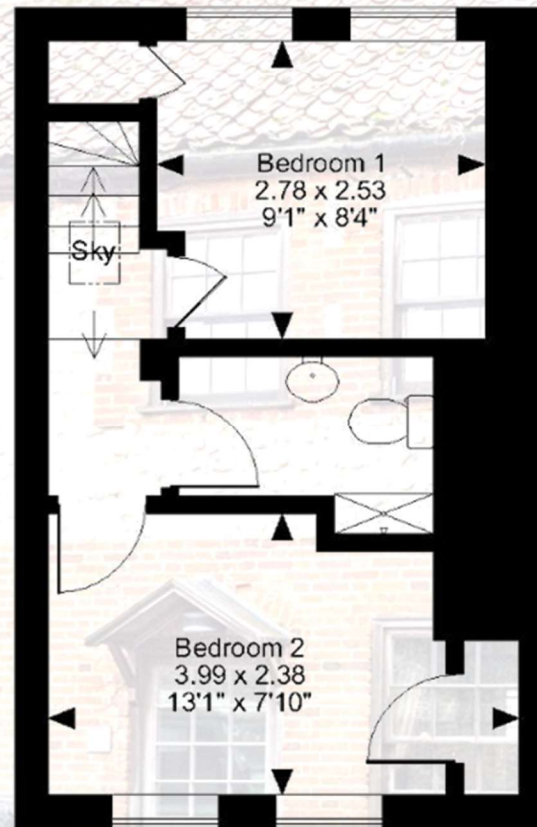
**Main House = 592 Sq Ft/55 Sq M**

**Outbuilding = 71 Sq Ft/7 Sq M**

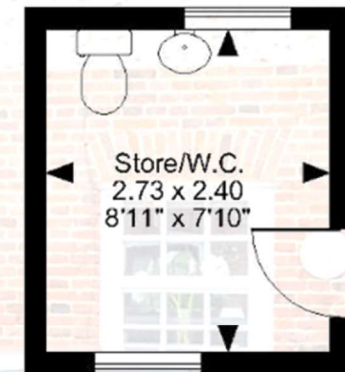
**Total = 663 Sq Ft/62 Sq M**



**Ground Floor**



**First Floor**



**Outbuilding**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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**Services** – Mains water, electricity and drainage.

**Heating** – Electric central heating and wood-burning stove.

**Council Tax Band** – Band B

**Broadband:** Ofcom indicate that superfast broadband is available to the property.

**Mobile coverage:** Ofcom indicate that indoor reception is as follows; EE, Three and Vodafone have limited voice and data and that Vodafone is likely to have voice but limited data. Ofcom indicate that outdoor reception is as follows; EE, Three, O2 and Vodafone are likely to have voice and data.

**Agent's note;** The property is situated in a conservation area.











**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](http://www.bedfords.co.uk)





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