



**A COTTAGE-STYLE PROPERTY FOR THE OVER-55s CLOSE TO THE VILLAGE CENTRE**

**2 Polstede Place, Burnham Market, Norfolk PE31 8UR**

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**2 Polstede Place  
Burnham Market  
King's Lynn  
Norfolk  
PE31 8UR**

*A short walk from the picturesque village Green*

**Guide Price: £385,000** (28.02.25)  
Freehold BUR240201

- A mid-terraced cottage-style house c. 1987 in a development for the over-55s
- Entrance Porch
- Hall
- Downstairs WC
- Double aspect Reception room
- Kitchen
- Two Bedrooms, one with a walk-in closet
- Bathroom
- Enclosed gardens front and rear
- Garage
- Communal Gardens












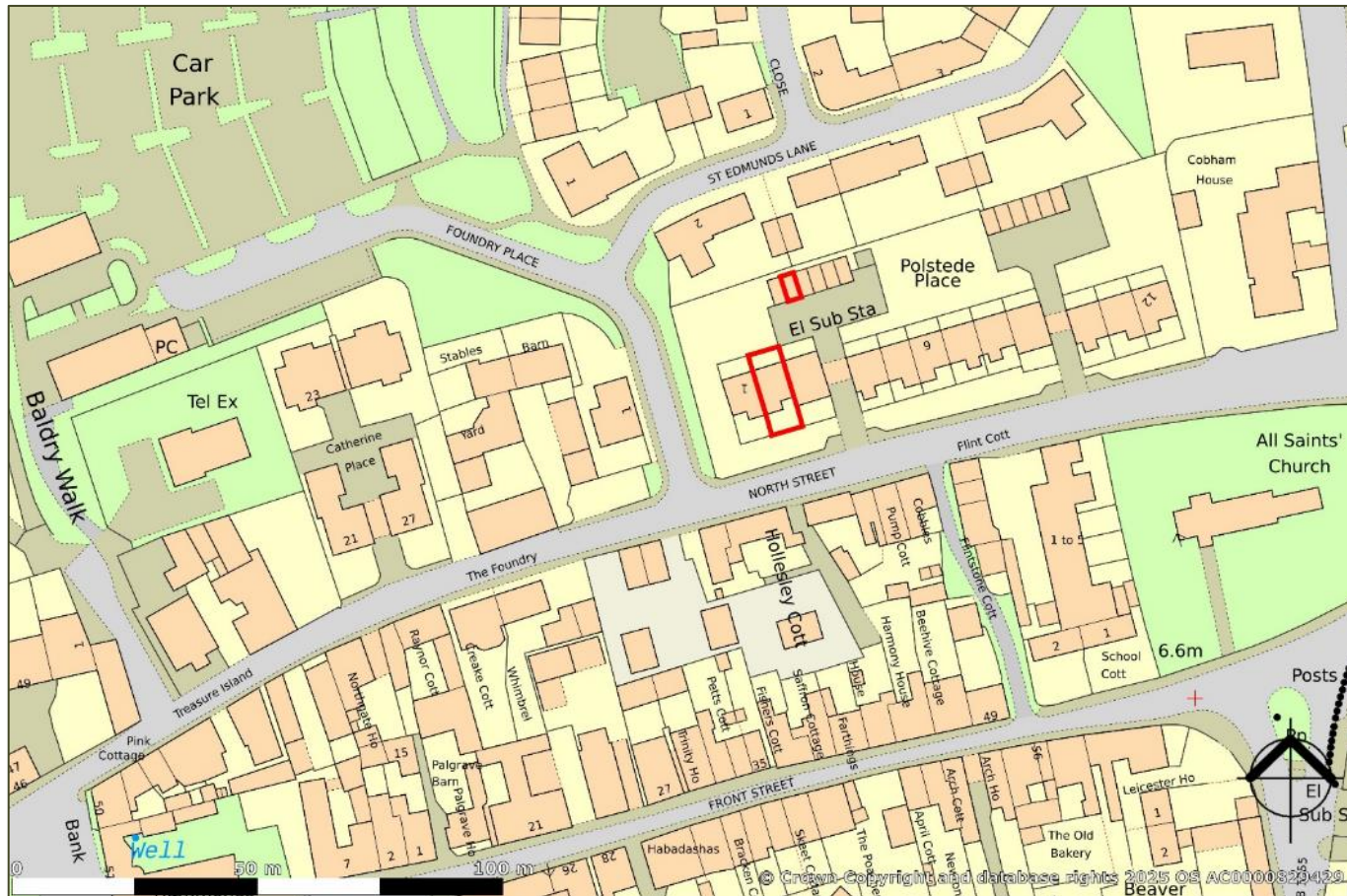
**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		







**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.

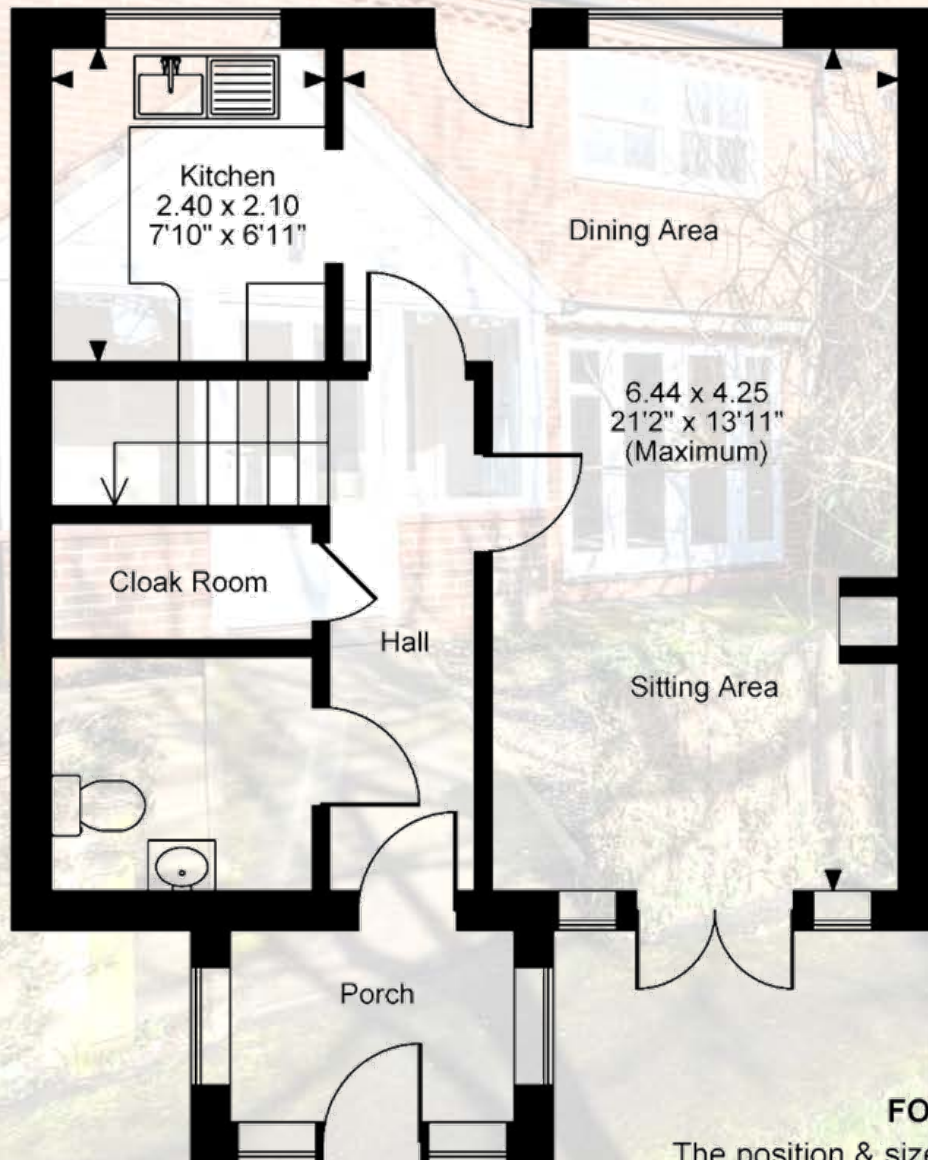
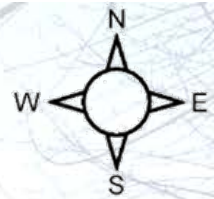
The village lies about a mile inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along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

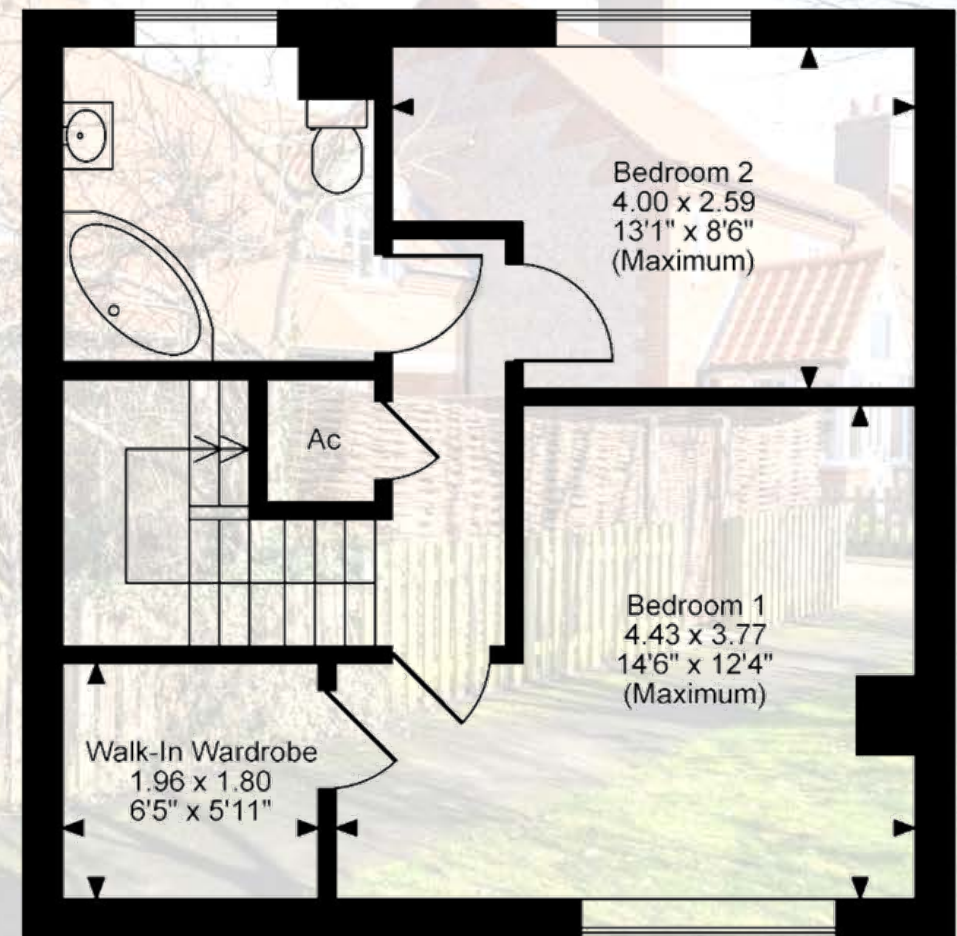
The property lies within a designated Conservation Area.



Polstede Place, North Street, Burnham Market, King's Lynn, Norfolk  
Approximate Gross Internal Area  
933 Sq Ft/87 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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**AGENTS' NOTES:** 1. A restriction stipulates that the house must be occupied by those over the age of 55.  
2. The property cannot be used as a short-term holiday let.  
3. A Management Company, constituting the 12 owners of Polstede Place, make a Service Charge of approx. £180 pcm which covers the Buildings Insurance and maintenance of the communal areas.

**HEATING:** Electric underfloor heating and storage radiators.

**COUNCIL TAX:** Band C.

**SERVICES:** Mains electricity, water and drainage.

**BROADBAND:** Ofcom state that Ultrafast broadband is available to the property.

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

**FIXTURES AND FITTINGS:** The property is unfurnished. The carpets, including the sitting room carpet which has been newly-laid, are included within the sale.

**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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