



A DETACHED BRICK & FLINT COTTAGE-STYLE CHALET IN 0.21 ACRE WITH SOUTH-FACING GARDENS OVERLOOKING FARMLAND

Shipwrights, Church Walk, Burnham Market, Norfolk PE31 8DH

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ESTABLISHED 1966

**Shipwrights
Church Walk
Burnham Market
Norfolk
PE31 8DH**

Guide Price: £895,000 (07.04.25)
Freehold BUR250050

- A detached chalet bungalow, altered and extended with brick & flint facing stone in 1998
- Entrance Porch
- Open-plan living areas providing a Sitting Room, Dining area and Kitchen/Breakfast Room
- Utility and Cloakroom
- Staircase Hall
- Study
- Ground Floor Bedroom (presently used as a garden room) with adjoining Shower Room
- Two further Bedrooms upstairs with Dressing Room and Bathroom
- Attic Store Room
- Off-Road Parking to front
- Delightful Gardens facing South and adjoining farmland
- In all 0.21 acre
- No onward chain







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).



HEATING: Oil-fired central heating

COUNCIL TAX: Band C

SERVICES: Mains electricity, water and drainage

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

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







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



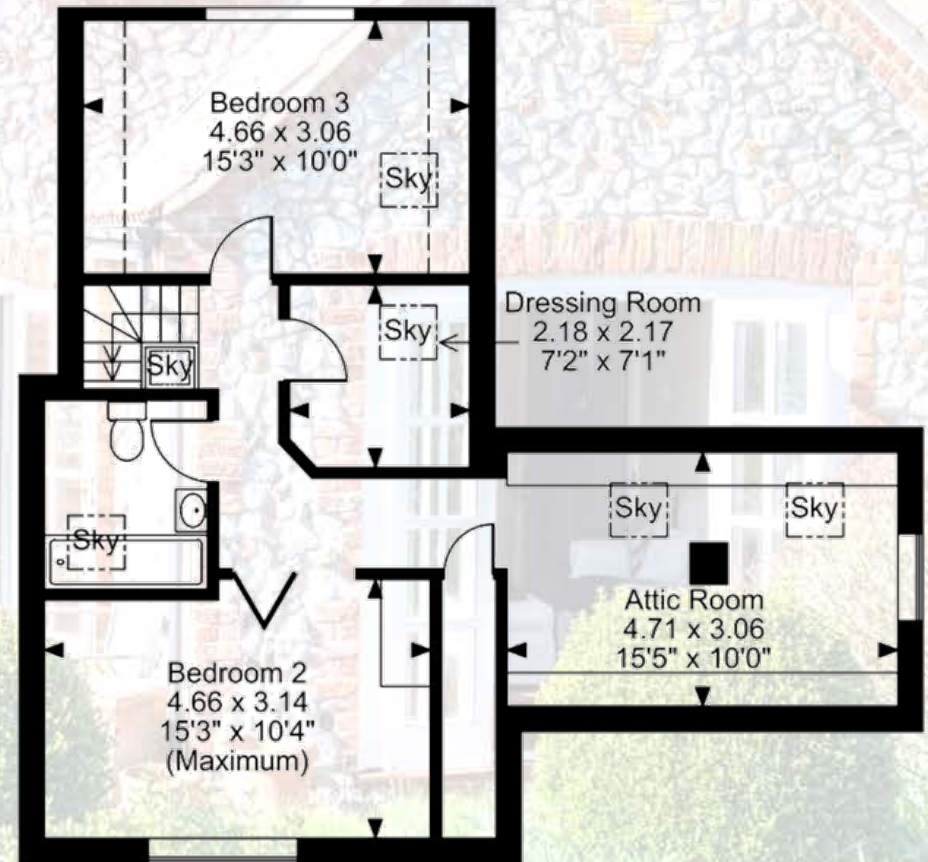
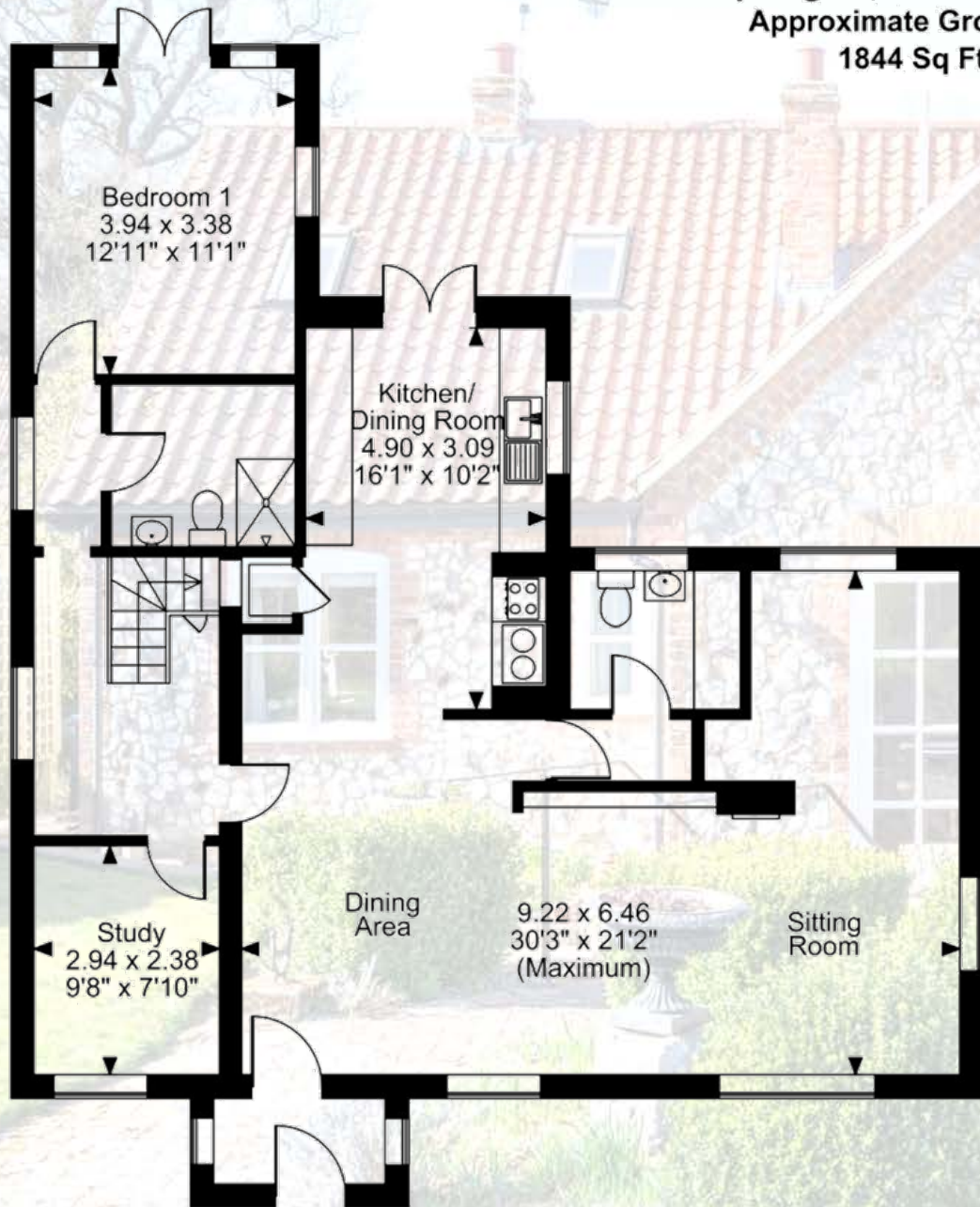


ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Shipwrights, Burnham Market, Norfolk
Approximate Gross Internal Area
1844 Sq Ft/171 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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