



**6 The Poplars, Burnham Market**  
Guide Price £250,000



## 6 The Poplars

Back Lane, Burnham Market, Norfolk,  
PE31 8EA



*PRICED TO SELL. Superb holiday lodge with spacious 2 bedroom, 2 bathroom accommodation in a charming setting overlooking countryside, a short walk from the village centre.*

### DESCRIPTION

Number 6 is a superb holiday lodge set within The Poplars, an attractively landscaped, private gated development of just 46 lodges, only a short stroll from the centre of the ever popular and amenity rich village of Burnham Market. Beautifully presented, the property offers spacious and well designed accommodation. An inviting entrance hall leads to a useful utility room/WC and opens into an impressive open plan kitchen/dining/living room with a vaulted ceiling, creating a wonderful sense of light and space. There are 2 generous double bedrooms, each benefitting from its own luxurious en suite.

Outside, the lodge enjoys driveway parking for 2 vehicles and a south facing raised terrace with views over neighbouring countryside. Offered for sale with no onward chain, and with the advantage of no stamp duty payable on lodges and no council tax, this property presents an ideal home from home with excellent holiday letting potential in one of North Norfolk's most desirable locations. The furniture, fixtures and fittings are also available by separate negotiation.

### ACCOMMODATION

The lodge is approached via a ramp to the side, leading into a spacious and welcoming entrance hall with ample space for coat hooks and boot storage. A door opens to a useful utility room/WC, while the hallway continues to the side, giving access to 2 generous double bedrooms. Both bedrooms benefit from fitted wardrobes and their own luxurious en suite shower rooms.

The impressive open-plan kitchen/dining/living room is a particular feature of the property, boasting a vaulted ceiling with a Velux window that enhances the natural light. The well appointed fitted kitchen includes integrated appliances and a breakfast bar, with ample space for a dining table and chairs. A comfortable seating area provides room for sofas and features a faux fireplace, currently housing an electric Everhot stove. The room enjoys a triple aspect, with 4 windows to the sides and 2 sets of French doors opening out onto the terrace, seamlessly connecting the indoor and outdoor living spaces.



***what3words: ///rocky.glow.s.measuring***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

The lodge benefits from driveway parking to the side for 2 vehicles, along with a shallow ramp providing easy access to the entrance door.

To the rear, a south facing terrace extends directly from the living area, creating an ideal space for outdoor dining and relaxation. The terrace is attractively paved in Indian sandstone and enclosed with a sleek glass balustrade, designed to make the most of the open views across neighbouring countryside. An outside tap and exterior lighting complete the space.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. LPG-fired combi boiler providing radiator central heating and hot water. EPC Rating Band n/a.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band n/a.

The lodge is being sold on a 50 year licence agreement with an annual pitch fee (currently £6,750) covering water and drainage, grounds maintenance, street lighting, CCTV, secure gates, waste management, business rates and WiFi. Electric and LPG are supplied by the park and billed quarterly on a meter. The park is closed for most of January and cannot be used as a main residence - please ask Belton Duffey for more information.

## **TENURE**

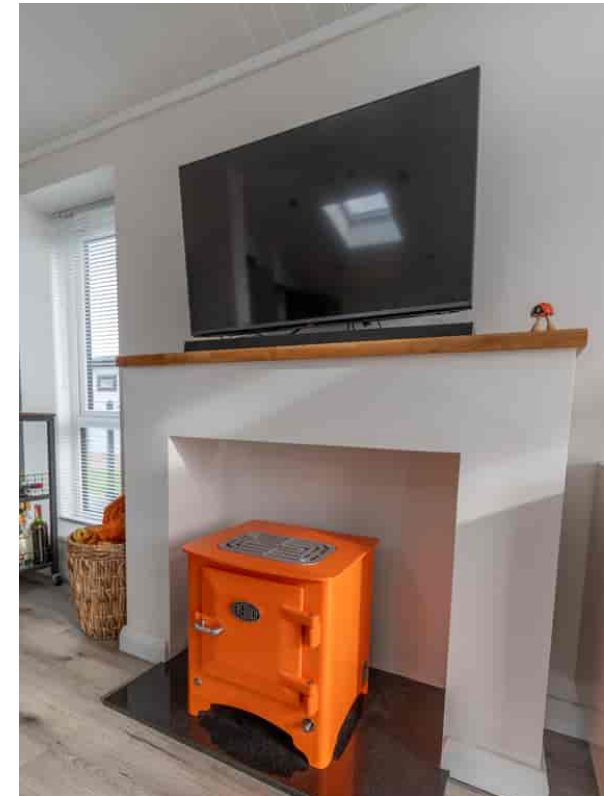
This property is for sale Not Applicable.

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## SITUATION

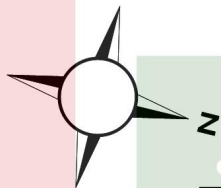
Burnham Market is a beautiful, traditional village, close to the North Norfolk Coast, having a full range of shops which include numerous independent boutiques, Post Office, antiques shop, doctor's and dentist surgeries, jewellery shop, garage, butchers and food shops, fishmongers, wine merchant, deli, and bakery. With a fine parish church and a range of pubs including the famous "Hoste Arms" hotel and great restaurants including Socius and No. 29, Burnham Market centre is situated around a village green with mainly Georgian houses in what is considered an extremely desirable village.

The Burnhams comprise 6 villages situated on the North Norfolk Coast, an area of Outstanding Natural Beauty with miles of unspoilt beaches and wild salt marshes punctuated by creeks and small ancient harbours. Wells-next-the-Sea is located 5 miles to the east passing through the spectacular Holkham Estate whilst, to the west, Brancaster Staithe offers excellent sailing and water sports.



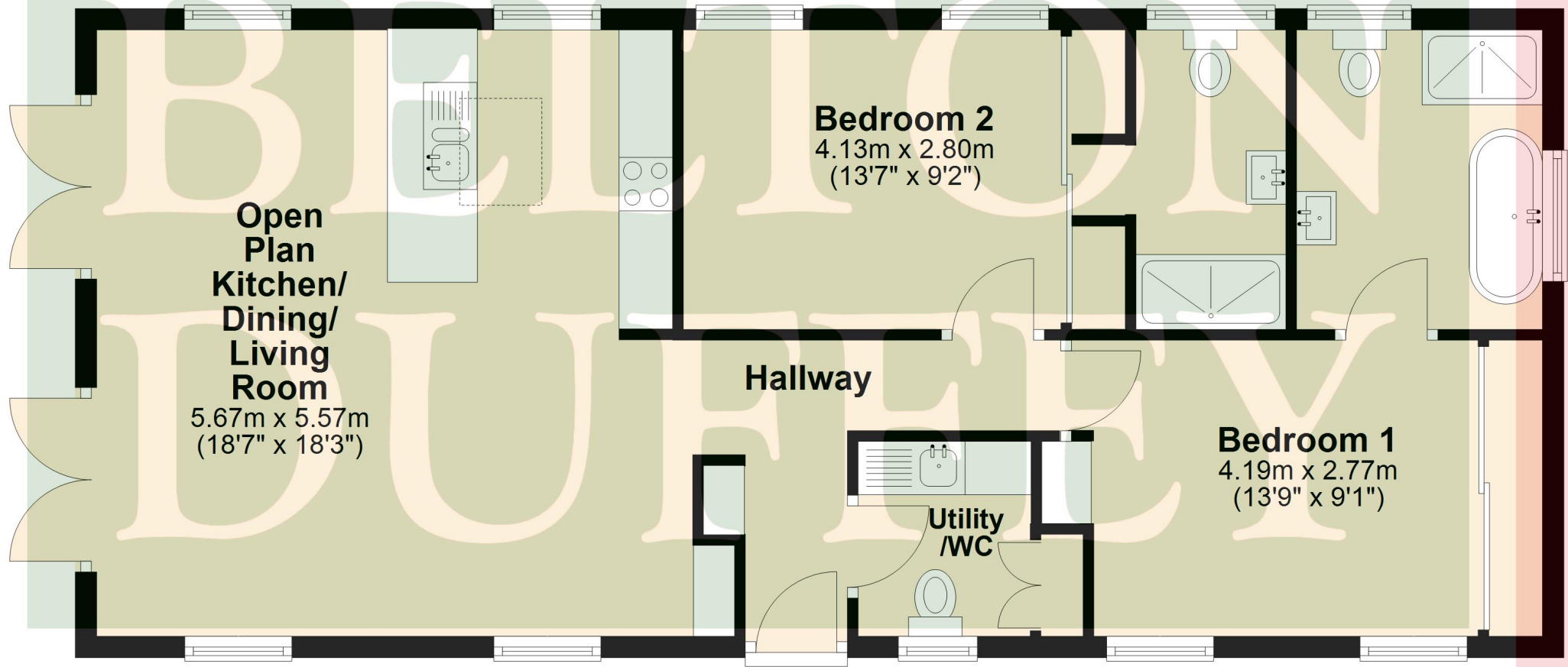






## Ground Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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