



New Cottage, Burnham Market

Guide Price £575,000

**BELTON
DUFFEY**

New Cottage

Overy Road, Burnham Market, Norfolk,
PE31 8HH



A spacious 3 bedroom, 2 bathroom semi detached house with front and rear gardens, conservatory and driveway parking, on the outskirts of this favoured village.

DESCRIPTION

New Cottage presents a rare opportunity to acquire a modern (1980s built) semi detached home offering generous and well proportioned accommodation, ideally positioned just a short stroll from the village green and the wide range of amenities in the ever popular village of Burnham Market. Occupying a pleasant position on the eastern outskirts of the village, the property is set back from Overy Road behind a gravelled driveway providing off road parking with a south facing front garden. Access is gained via a conservatory and to the rear there is an attractive cottage style garden offering a private and charming outdoor space.

The spacious ground floor accommodation comprises an entrance porch leading into a large sitting room with open fire, a good sized kitchen/breakfast room, cloakroom and a versatile dining room/snug extending across the full width of the property at the rear. Upstairs, the landing gives access to 3 bedrooms, including a particularly generous principal bedroom offering potential for subdivision (subject to any necessary consents) and 2 bathrooms.

Further benefits include oil-fired central heating, UPVC double glazing all combining to make New Cottage an ideal permanent residence within easy reach of amenities or a low maintenance private holiday home.

GROUND FLOOR

New Cottage is approached via the driveway at the front of the property, with access into an entrance porch providing space for coats and shoe storage. This opens into the spacious sitting room, featuring a cast iron fireplace and a staircase to the first floor landing. French doors lead through to the south facing conservatory, which enjoys views over the front garden and provides an additional light filled reception space.

Glazed double doors open into the versatile dining room/snug, a generous room spanning the width of the property, with windows and doors overlooking and giving access to the rear garden. From here, there is also access to a cloakroom and to the good sized kitchen/breakfast room, fitted with a range of base and wall mounted cupboards and offering ample space for a breakfast table and chairs.



what3words: ///fencing.pack.fluctuate

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

FIRST FLOOR

The galleried first floor landing provides access to 3 bedrooms and 2 bathrooms. The particularly generous principal bedroom offers excellent potential for subdivision, perhaps to create a dressing room or fourth bedroom (subject to any necessary consents).

In addition, there is a bathroom adjacent to the principal bedroom which could readily be incorporated to form an en suite, if desired.

OUTSIDE

New Cottage is set well back from Overy Road, approached via a gravel driveway that provides off road parking for up to 2 vehicles. To the front, a south facing courtyard garden opens directly from the conservatory, creating a sheltered and private sunny outdoor space. Designed for ease of maintenance, the garden is mainly paved and enclosed by tall fencing with well stocked shrub borders and an attractive feature tree.

The charming cottage style rear garden features paved terraces and pathways leading through a neatly kept lawn, all enclosed by tall fenced boundaries with established shrub beds. Additional benefits include a timber garden shed, a screened oil storage tank, outside tap and exterior lighting. The garden also enjoys a right of way over the driveway to the side, providing convenient pedestrian access.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

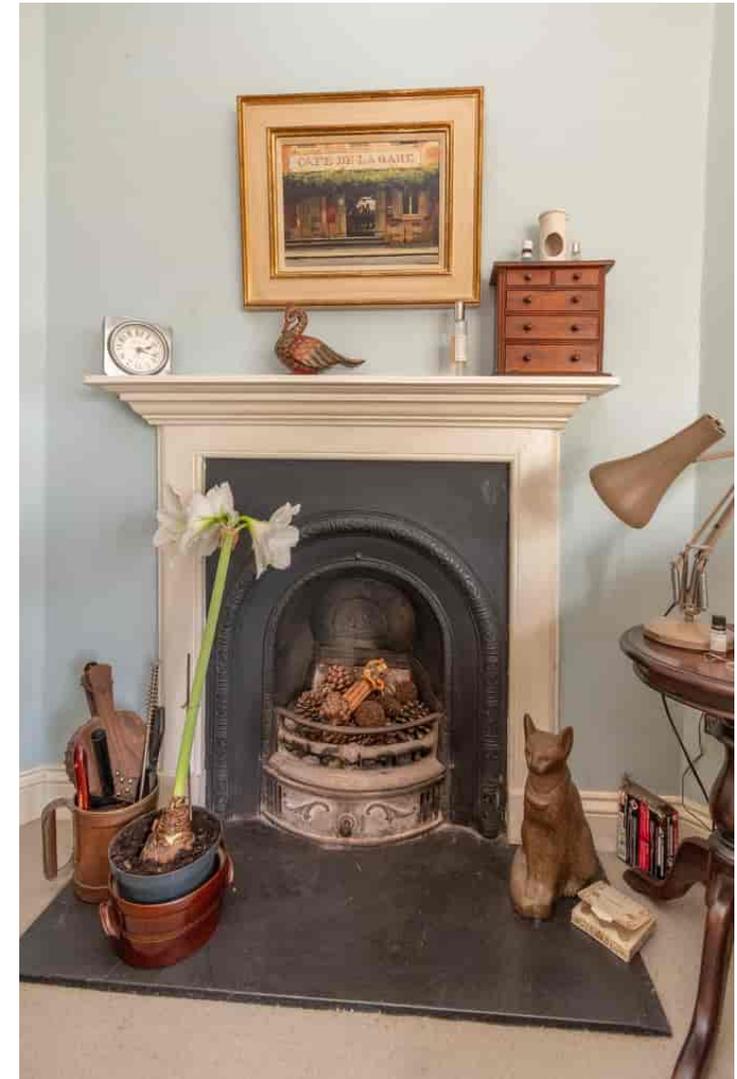
Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

TENURE

This property is for sale Freehold.

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PE31 8HH







SITUATION

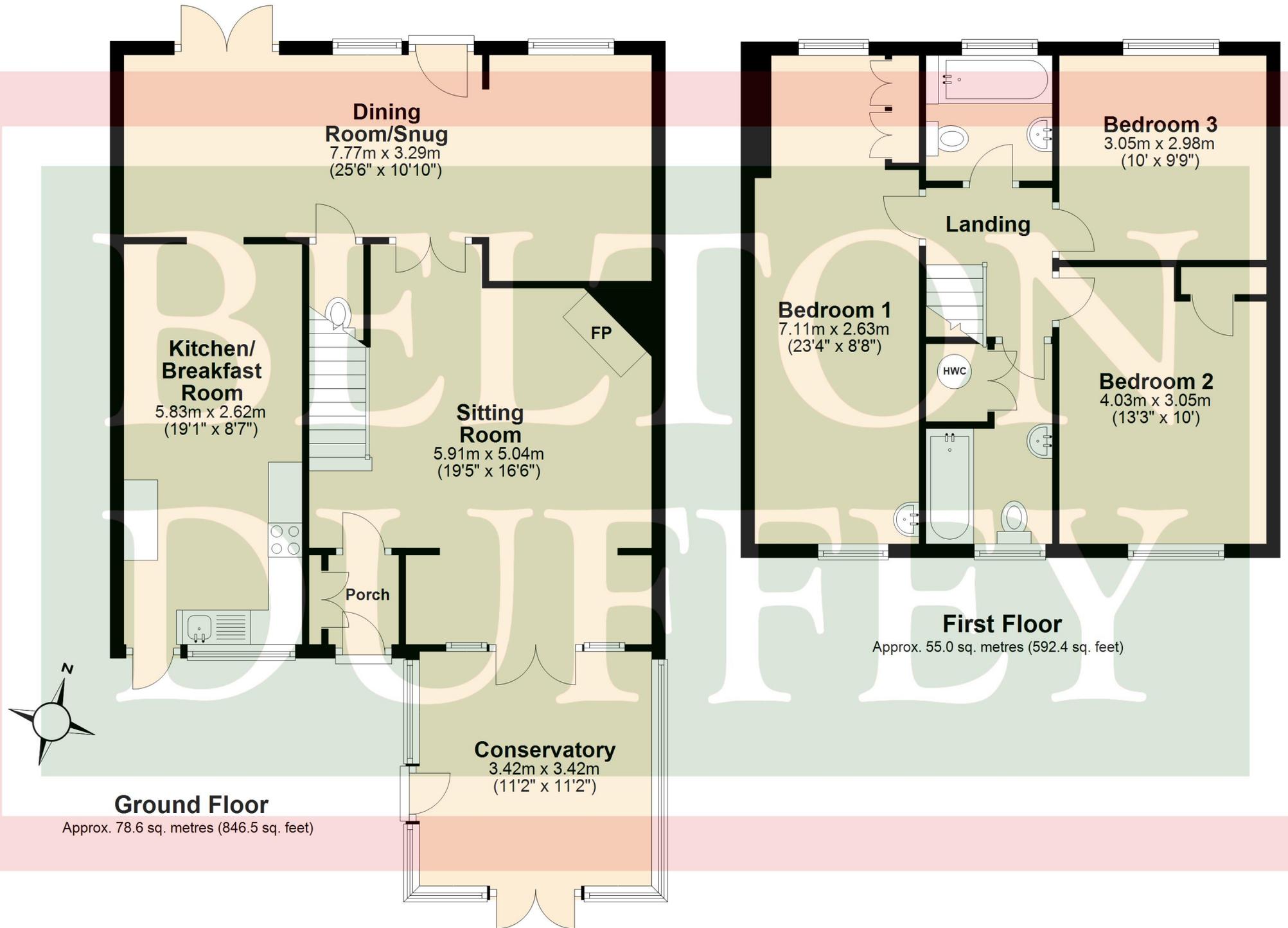
Burnham Market is a beautiful, traditional village close to the North Norfolk coast, offering a full range of shops, including numerous independent boutiques, a Post Office, antiques shop, jewellery shop, garage, butcher, fishmonger, wine merchant, deli, bakery, and doctors' and dentists' surgeries. At the heart of the village is a fine parish church, with a selection of pubs — including the famous Hoste Arms hotel — and excellent restaurants such as Socius and No. 29. The village centre is arranged around a picturesque green, surrounded mainly by Georgian houses, in what is widely regarded as one of Norfolk's most desirable locations.

The Burnhams comprise six villages along the North Norfolk coast, an Area of Outstanding Natural Beauty, with miles of unspoilt beaches, wild salt marshes, and creeks punctuated by small, historic harbours. Wells-next-the-Sea lies five miles to the east, accessible via the spectacular Holkham Estate, while to the west, Brancaster Staithe offers excellent sailing and watersports opportunities.









Total area: approx. 133.7 sq. metres (1438.9 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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