



**Fleece House, South Creake**  
**Guide Price £400,000**

**BELTON DUFFEY**





## **FLEECE HOUSE, 11 BACK STREET, SOUTH CREAKE, NORFOLK,NR21 9PG**

A charming semi detached period cottage with spacious 3 bedroom accommodation and walled garden, situated in the heart of this popular village. No chain.

### **DESCRIPTION**

Fleece House is a charming semi detached period cottage situated on a quiet back street within the sought after village of South Creake, just 5 miles from Burnham Market with the north Norfolk coast only a short drive away. The house has been much improved by the current owners with spacious living accommodation comprising a well appointed kitchen with a separate utility area, large sitting/dining room, rear hallway with a ground floor bathroom and WC. Upstairs the landing leads to 3 double bedrooms. The property also has the benefit of UPVC double glazed windows, oil-fired central heating and an open fireplace housing a wood burning stove in the sitting room.

Outside, there is a low maintenance walled south westerly facing courtyard to the rear with the use of a further garden area to the north.

Offered for sale with no onward chain, Fleece House would make an ideal permanent residence or, as its current use, a much loved second home with holiday lettings potential.

### **SITUATION**

South Creake is a small village in the valley of the river Burn which flows to Burnham Market and the other Burnham villages. It has a celebrated village pub, The Ostrich Inn, a Memorial Pavilion/community centre, playing fields with a children's play area, beautiful church, St Mary's, plant centre, fishing lake and an annual classical music festival.

The village lies almost equidistant between the market town of Fakenham and the beautiful Georgian town of Burnham Market with the nearest train station approximately 22 miles away at King's Lynn.

### **ENTRANCE**

A partly glazed timber entrance door leads directly off Back Street into:





## **SITTING/DINING ROOM**

8.90m x 3.92m (29' 2" x 12' 10")

An impressive open plan sitting/dining room with vinyl flooring and wall lights. Comprising:

### **SITTING AREA**

Inglenook fireplace housing a wood burning stove on a pamment tiled hearth with a bressumer beam over, column radiator and a window to the front. Open plan to:

### **DINING AREA**

Sealed fireplace recess, column radiator, window to the front and a partly glazed timber door leading outside to the courtyard garden. Staircase leading up to the first floor landing and a door leading into:

## **REAR HALLWAY**

2.75m x 0.98m (9' 0" x 3' 3")

Tiled floor, doors to the kitchen, utility area and a partly glazed timber door leading outside to the rear courtyard garden.

## **KITCHEN**

3.40m x 3.37m (11' 2" x 11' 1")

A range of Shaker style base and wall units with laminate worktops and upstands incorporating a one and a half bowl stainless steel sink unit. Integrated oven and ceramic hob with a stainless steel extractor hood over, recess for a tall freestanding fridge freezer, space and plumbing for a dishwasher.

Built-in cupboard and display shelves, radiator, recessed ceiling lights and a window overlooking the courtyard garden to the rear.

## **UTILITY AREA**

1.77m x 1.76m (5' 10" x 5' 9") at widest points.

Fitted storage cupboard, tiled floor, space and plumbing for a washing machine, loft hatch and doors to the bathroom and WC.

## **BATHROOM**

2.74m x 1.95m (9' 0" x 6' 5") at widest points.

A panelled bath with a shower over and glass shower screen, pedestal wash basin, tiled floor and splashbacks, recessed ceiling lights, extractor fan, radiator and a further chrome towel radiator. Velux window and a window to the side with obscured glass.





## **WC**

1.74m x 0.85m (5' 9" x 2' 9")

WC, tiled floor, radiator and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

Recessed ceiling lights and doors to the 3 bedrooms.

### **BEDROOM 1**

4.40m x 2.91m (14' 5" x 9' 7")

Wardrobe recess with hanging rail, radiator, loft hatch and a window to the front.

### **BEDROOM 2**

4.53m x 3.07m (14' 10" x 10' 1")

Radiator and a window to the front.

### **BEDROOM 3**

3.43m x 3.34m (11' 3" x 10' 11")

Built-in cupboard housing the hot water cylinder, exposed brick fireplace with fitted display shelves to the side, radiator and a window overlooking the rear garden.

## **OUTSIDE**

Fleece House is accessed directly off Back Street with shallow gravelled frontage with space for planters and a step leading to the front entrance door.

The courtyard garden is accessed through a tall timber pedestrian gate to the side of the property and wraps around the property to the side and rear. The rear comprises a brick and flint walled south westerly facing courtyard which has been paved for ease of maintenance. External oil-fired boiler and plastic oil storage tank, outside tap and lighting. The property further benefits from the use of a garden area to the north where there is a paved terrace, shrub border, walled boundaries and a door leading into the sitting/dining room.





## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, proceed west along the coast road and turn left turn (B1155) to Burnham Market. Follow the signs for Fakenham on the B1355 through North Creake and into South Creake.

Turn right just before the village green and take the next right hand turning into Back Street, where Fleece House can be found further down on the left-hand side.

## **OTHER INFORMATION**

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

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band n/a (registered for Business Rates).

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

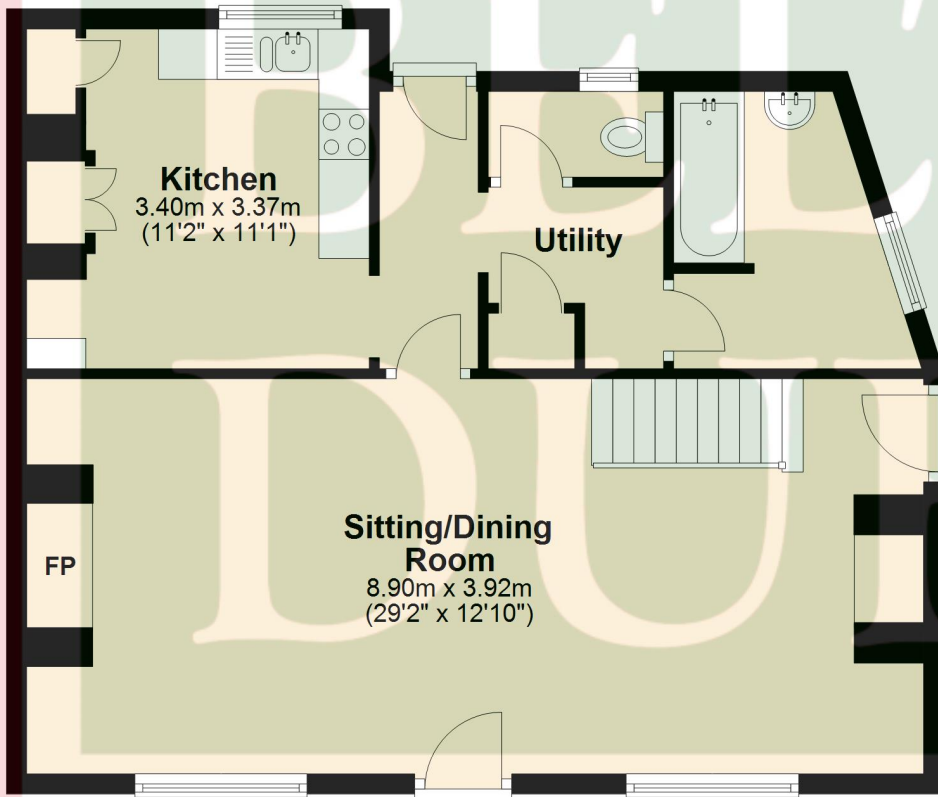
Strictly by appointment with the agent.





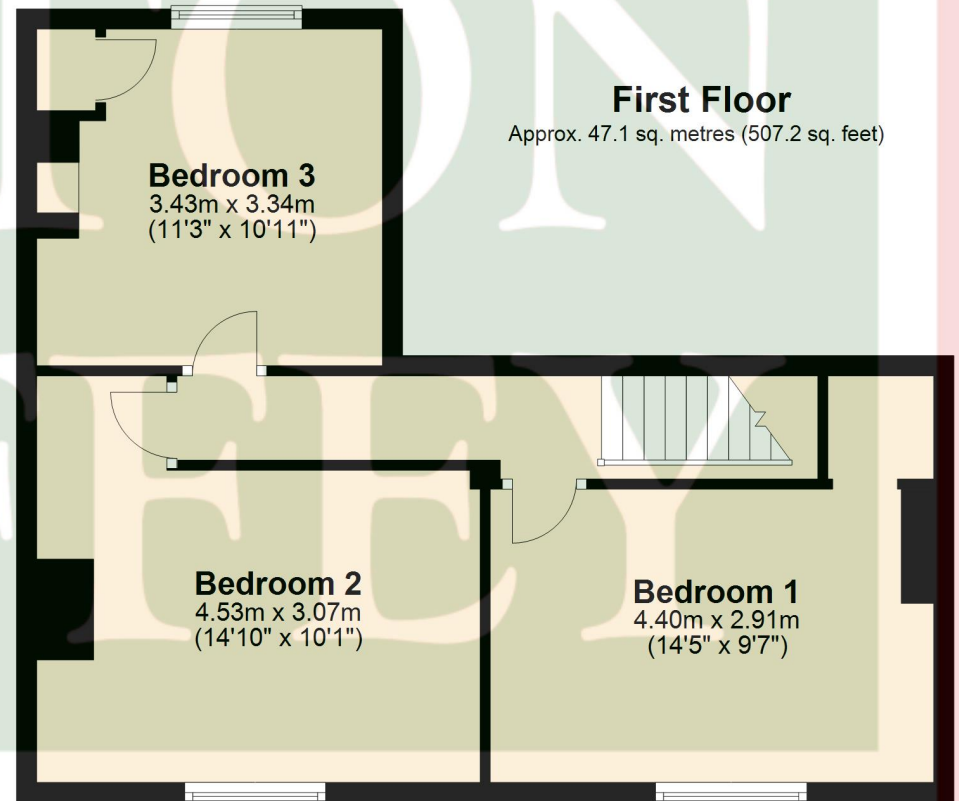
## Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



## First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.8 sq. feet)



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