



Railway House, Burnham Market

Guide Price £799,950

**BELTON
DUFFEY**

Railway House

3 Railway Court, Creake Road,
Burnham Market, Norfolk, PE31 8EN



A spacious detached home with 3 double bedrooms and 3 bathrooms, garden room extension, driveway parking, garage and a west facing rear garden. No chain.

DESCRIPTION

Railway House presents a rare opportunity to acquire a modern 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 at the end of a small private yard, the property has gravelled driveway providing off road parking, an integral garage with an attractive west facing rear garden.

The spacious ground floor accommodation comprises an entrance hall leading to a large sitting room with a good sized kitchen/breakfast room, cloakroom and a versatile dining room/garden room extension to the rear. Upstairs, the landing gives access to 3 double bedrooms, all with their own en suites.

Further benefits include oil-fired central heating with a fireplace housing a wood burning stove in the sitting room, double glazed windows in timber frames all combining to make this an ideal permanent residence within easy reach of amenities or a low maintenance private holiday home with lettings potential. Railway House is being offered for sale with no onward chain.

GROUND FLOOR

Railway House is approached via a front driveway leading to the entrance hall, where stairs rise to the first floor landing and doors lead to the cloakroom, sitting room and kitchen/breakfast room.

The generous sitting room features a fireplace with a wood burning stove, a built-in storage cupboard and a connecting door to the boiler room and garage. A window overlooks the rear garden with French doors opening directly onto the patio. The spacious kitchen/breakfast room is fitted with a range of Shaker style base and wall units with space for a breakfast table and chairs and opens through a wide opening to the impressive dining room/garden room extension. This bright and versatile space features glazed windows set on a low brick wall overlooking the garden, French doors to the outside and a roof lantern that fills the room with natural light.



what3words: ///duplicate.apron.onions

*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 landing has a built-in storage cupboard, windows to the front and rear and doors to all three bedrooms. Each bedroom is a double and benefits from its own en-suite bathroom or shower room.

OUTSIDE

To the front of the property is a gravelled driveway providing parking and leading to the integral garage and front entrance door.

A side walkway gives access to the private rear garden, which enjoys a sunny westerly aspect and has been designed for low maintenance. The garden features an extensive Indian sandstone patio, a neat lawn, hedged and fenced boundaries and a screened oil storage tank.

SERVICES AND EPC RATING

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

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

TENURE

This property is for sale Freehold.

Railway House

3 Railway Court, Creake Road,
Burnham Market, Norfolk, PE31 8EN







SITUATION

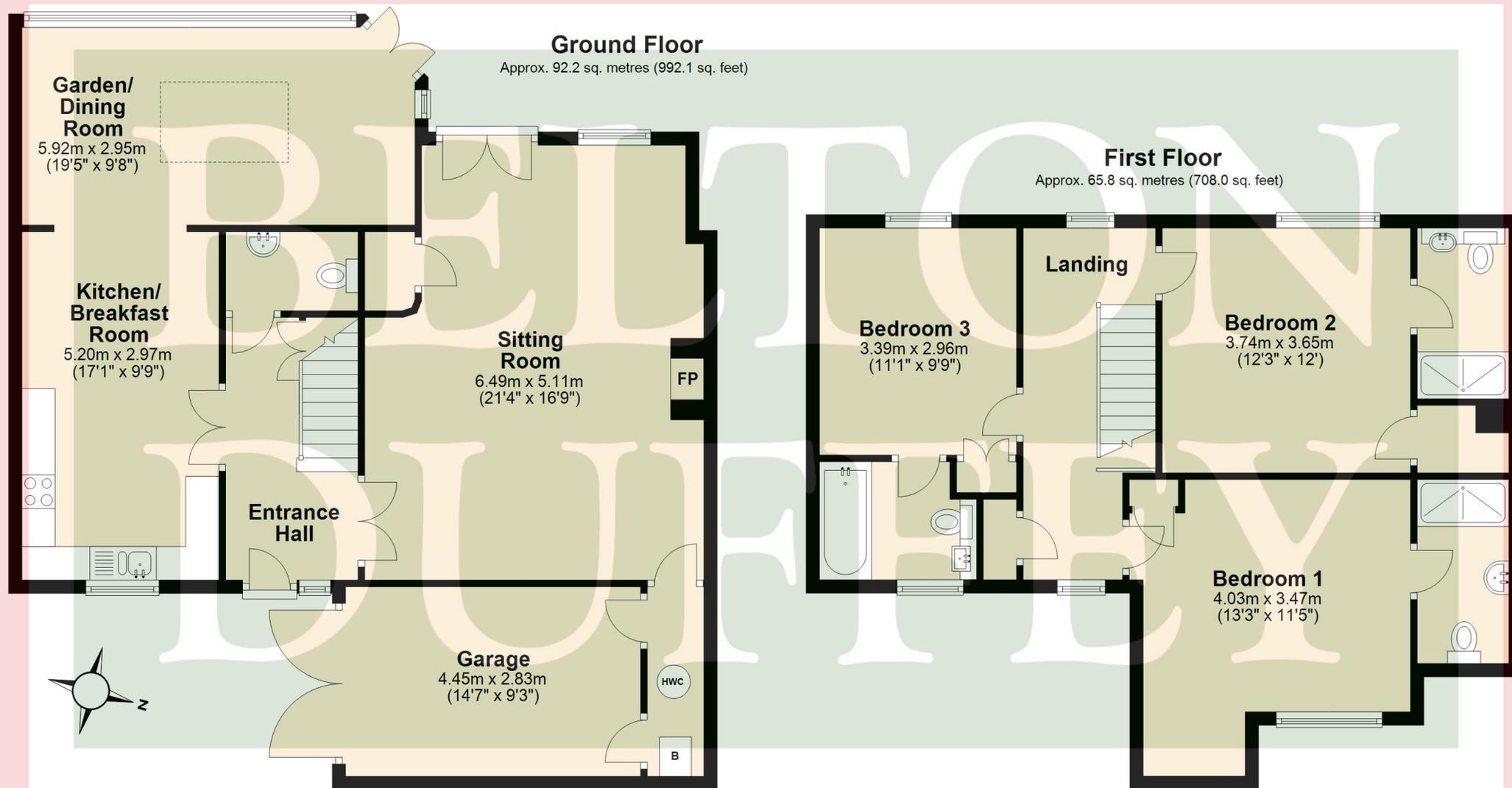
Burnham Market is a beautiful, traditional village close to the North Norfolk coast, offering a full range of shops, including numerous independent boutiques, a Post Office, antiques shop, jewellery shop, garage, butcher, fishmonger, wine merchant, deli, bakery, and doctors' and dentists' surgeries. 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. 157.9 sq. metres (1700.1 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.





King's Lynn
T: 01553 770055
E: info@beltonduffey.com

Fakenham
T: 01328 855899
E: fakenham@beltonduffey.com

Wells-next-the-Sea
T: 01328 710666
E: wells@beltonduffey.com



beltonduffey.com