



Archway Cottage, North Creake
Offers in Excess of £475,000

BELTON DUFFEY



ARCHWAY COTTAGE, 1 WEST STREET, NORTH CREAKE, NORFOLK, NR21 9LQ

A modern semi detached house with 4 bedroom accommodation, south facing garden, garage and parking in the heart of this popular north Norfolk village. No onward chain.

DESCRIPTION

Offered to the market with no onward chain, Archway Cottage is modern semi detached family house situated in the heart of the popular north Norfolk village of North Creake, just moments from the village inn and 3 miles south of Burnham Market. The property is a much loved second home for the current owners and their family but would also make an ideal family home or holiday lettings business being the perfect base from which to explore all that north Norfolk has to offer.

The ground floor accommodation is well proportioned and fully tiled for easy living comprising an entrance hall, cloakroom, kitchen and a good sized triple aspect sitting/dining room. Upstairs, a spacious galleried landing leads to the 4 bedrooms and bathroom. Further benefits include an electric boiler providing radiator central heating, a fireplace in the sitting room housing a wood burning stove and UPVC double glazed windows and doors throughout with countryside views to the rear from the upstairs bedrooms.

Outside, there is allocated parking with a deep garage, a terrace garden to the front and an attractive low maintenance south facing garden to the rear.

SITUATION

North Creake is a charming rural village which follows the course of the River Burn. Much of the agricultural land surrounding it is owned by Earl Spencer, although the family seat is in Althorp, Northamptonshire. The village has a thriving community with a drama group, community cinema, gardeners club as well as a beautiful parish church, village hall and popular pub/restaurant, The Jolly Farmers.

The village is conveniently located between the market town of Fakenham and Burnham Market offering a full range of shops, restaurants, Post Office, banks, doctor's surgeries and schools close by.

STORM PORCH

A partly glazed, obscured glass UPVC door with a storm porch over and outside light leads from the front of the property into:

ENTRANCE HALL

5.27m x 2.17m (17' 3" x 7' 1") at widest points.

Staircase leading up to the first floor landing with a deep understairs storage cupboard, tiled floor, radiator and doors to the cloakroom, kitchen and sitting/dining room.



CLOAKROOM

1.83m x 1.11m (6' 0" x 3' 8")

Corner wash basin with a tiled splashback, WC, tiled floor, radiator and a window to the front with obscured glass.

KITCHEN

3.18m x 2.30m (10' 5" x 7' 7")

A range of cream Shaker style base and wall units with granite worktops and upstands incorporating a white ceramic one and a half bowl sink with a chrome mixer tap. Space for a range style cooker with a granite splashback and a stainless steel extractor hood over, spaces and plumbing for a dishwasher, washing machine and a tall freestanding fridge freezer.

Tiled floor, ceiling spotlights, window overlooking the rear garden and a partly glazed UPVC door leading outside. Archway to:

SITTING/DINING ROOM

7.70m x 3.39m (25' 3" x 11' 1") at widest points.

A good sized sitting/dining room with triple aspect windows to the front, side and overlooking the rear garden. Fireplace housing a wood burning stove on a pamment tiled hearth with an oak mantel over, 2 radiators, pendant light over the dining space, wall lights, TV and telephone points.

FIRST FLOOR LANDING

3.33m x 2.58m (10' 11" x 8' 6") at widest points.

A spacious galleried landing with a built-in airing cupboard housing the electric boiler and hot water cylinder, further storage cupboard with hanging rail, fitted bookshelves, radiator, loft hatch and doors to the 4 bedrooms and bathroom.

BEDROOM 1

5.19m x 4.35m (17' 0" x 14' 3") at widest points.

A light and airy principal bedroom with a dormer window to the front and 2 dormer windows overlooking the rear garden and countryside beyond. Deep storage cupboard with hanging rail, 2 radiators.

BEDROOM 2

3.42m x 3.31m (11' 3" x 10' 10")

Built-in storage cupboard with hanging rail, radiator and a window overlooking the rear garden and countryside beyond.

BEDROOM 3

3.00m x 2.47m (9' 10" x 8' 1")

Radiator and a window to the front.



BEDROOM 4

2.33m x 2.25m (7' 8" x 7' 5")

Radiator and a window overlooking the rear garden and countryside beyond.

BATHROOM

2.58m x 1.86m (8' 6" x 6' 1")

A white suite comprising an enamel bath with an electric shower over and folding glass shower screen, pedestal wash basin and WC. Tiled floor and splashbacks, white towel radiator and a window to the front.

OUTSIDE

Archway Cottage is set back from the road behind a picket fence with a pedestrian gate opening onto a courtyard to the front with a paved and gravelled terrace with space for planters and refuse bin storage etc. Step up to the front entrance door with a storm porch over and outside light.

An archway to the side leads to a gravelled parking area where Archway Cottage has its own allocated parking space and access to the garage.

A tall timber pedestrian gate opens onto the rear garden which is south facing and has been paved for ease of maintenance. High walled and fenced boundaries, slate chipped borders, outside tap and lighting, door to the kitchen.

GARAGE

6.04m x 2.27m (19' 10" x 7' 5")

Up and over door to the front, power and light.

DIRECTIONS

Leave Fakenham on the A148 heading west towards King's Lynn and take the first right onto the B1355. Pass through South Creake and on into North Creake. Take the first left into West Street, just before The Jolly Farmers pub, and you will see Archway Cottage immediately on the left, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric boiler providing central heating to radiators. EPC Rating Band E.

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



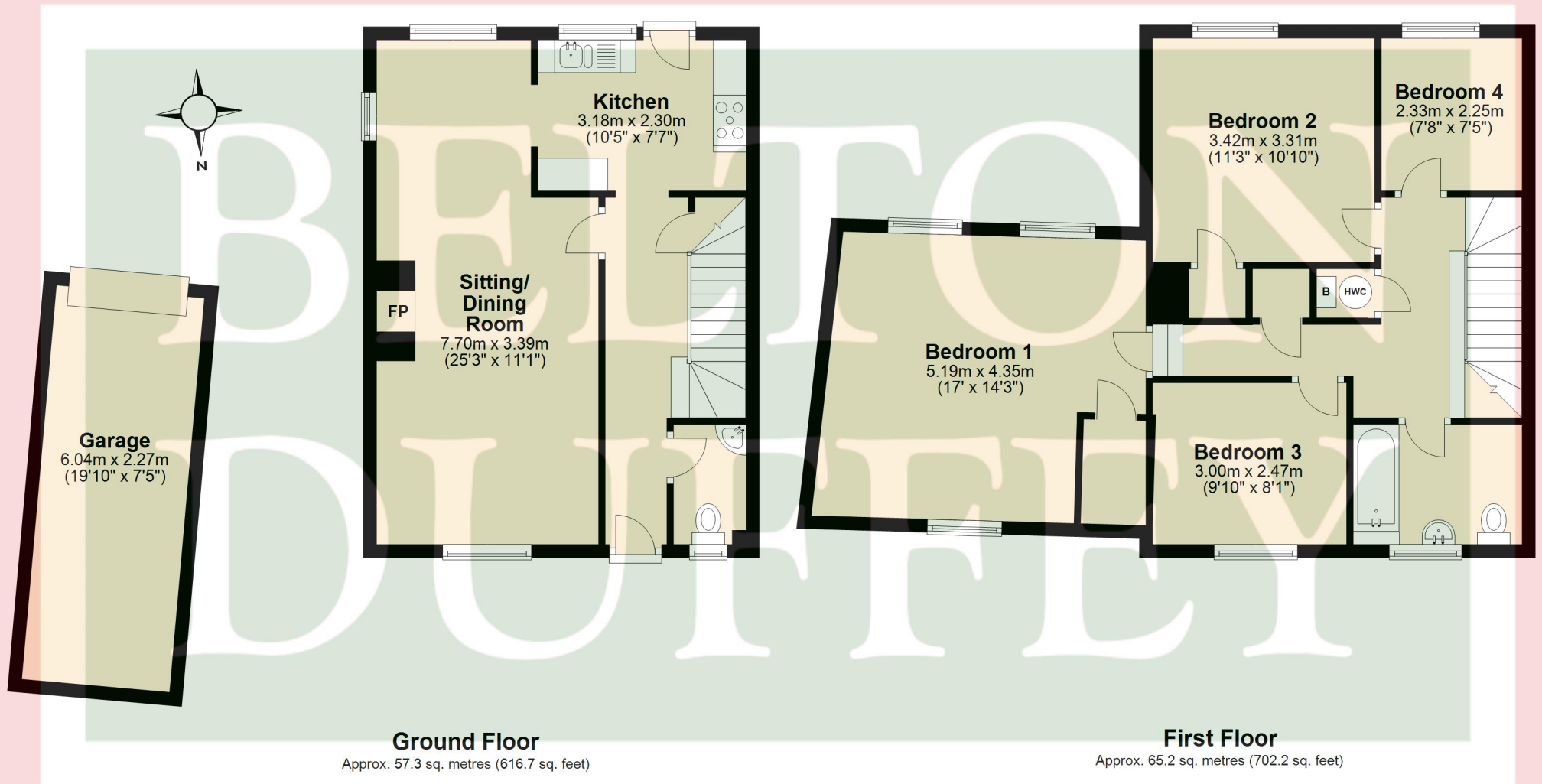
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 122.5 sq. metres (1318.8 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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