



**19 Mill Green, Burnham Market**  
**Guide Price £415,000**

**BELTON DUFFEY**



# 19 MILL GREEN, BURNHAM MARKET, NORFOLK, PE31 8DY

A detached bungalow with 2/3 bedroom accommodation, situated on a popular cul de sac a few minutes walk from the centre of the village. No onward chain.

## DESCRIPTION

Offered with no onward chain, 19 Mill Green is a detached bungalow located on a cul de sac of similar properties situated just a few minutes' walk from the centre of the ever popular village of Burnham Market. The property would now benefit from a programme of light refurbishment but does have replacement UPVC double glazed windows and doors throughout, oil-fired central heating and solar powered water heating.

There is flexible accommodation comprising a spacious entrance hall, kitchen, sitting/dining room, 2 bedrooms, shower room, side porch and a room which could either provide a third bedroom, or extra reception room.

Outside, 19 Mill Green has a lawned front garden with driveway parking and a detached brick built garage. The rear garden has a paved terrace with a step leading up to a lawn with a timber shed and summer house.

## 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 surgery, jewellery shop, garage, butchers and food shops, fish shop, wine merchant, deli, and bakery. With a fine parish church and a range of hostelrys 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 watersports.

## ENTRANCE HALL

A partly glazed composite door leads from the front of the property into the spacious entrance hall with windows overlooking the front garden and doors to all rooms. Built-in cupboard, radiator and loft hatch.

## KITCHEN

2.41m x 3.67m (7' 11" x 12' 0")

A range of sage green base and wall units with laminate worktops incorporating a resin sink unit with a chrome mixer tap, tiled splashbacks. Spaces for a cooker and fridge freezer, space and plumbing for a washing machine, oil-fired boiler. Radiator, tiled floor, built-in cupboard housing the hot water cylinder, window overlooking the rear garden and a glazed UPVC door with obscured glass leading into:

## SIDE PORCH

1.2m x 2.4m (3' 11" x 7' 10")

UPVC double glazed construction with obscured glass and a glazed door leading outside to the rear garden.



## **SITTING ROOM**

3.46m x 4.9m (11' 4" x 16' 1")

2 radiators and a bow window overlooking the rear garden.

## **BEDROOM 1**

3.74m x 2.72m (12' 3" x 8' 11")

Built-in wardrobe cupboard, radiator and 2 windows to the front.

## **BEDROOM 2**

2.83m x 3.25m (9' 3" x 10' 8")

Built-in wardrobe cupboard, radiator and a window to the front.

## **DINING ROOM/BEDROOM 3**

2.73m x 2.21m (8' 11" x 7' 3")

Radiator and a bow window overlooking the rear garden.

## **SHOWER ROOM**

2.39m x 1.65m (7' 10" x 5' 5")

A suite comprising a shower cubicle with an electric shower and shower curtain, pedestal wash basin, WC. Tiled walls, shaver point, radiator and a window to the side with obscured glass.

## **OUTSIDE**

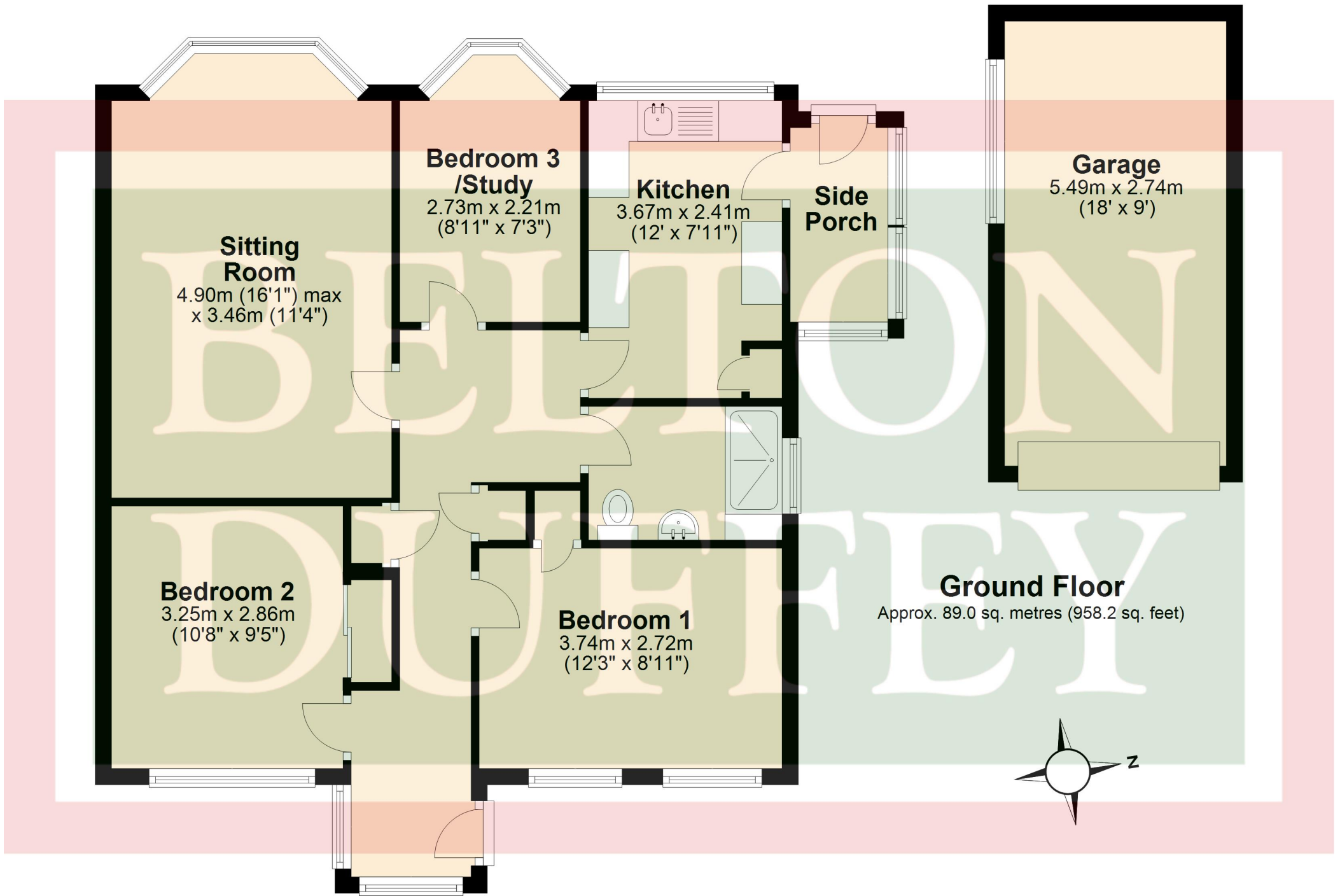
Number 19 is set back off Mill Green behind a lawned front garden with a central specimen tree and a gravelled driveway to the side providing parking for 2 cars and leading to the detached garage.

The gravelled drive continues to the rear garden which is west facing and comprises a paved terrace immediately behind the property with a low retaining wall and steps leading up to a lawn. Hedged and fenced boundaries to the rear and to 1 side, garden pond, summer house, shed, plastic oil storage tank, outside tap and lighting.

## **GARAGE**

2.74m x 5.49m (9' 0" x 18' 0")

Brick built garage with an up and over door to the front, window to the side and power points.



Total area: approx. 89.0 sq. metres (958.2 sq. feet)

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Hunstanton. After Holkham, turn left signposted Burnham Market and, after Burnham Overy Town, follow the sharp bend round to the left and on into Burnham Market. Pass Burnham Market Stores on your right and take the next right into Bellamy's Lane, signposted Brancaster. Take the next right into Mill Green and turn right at the T-junction where you will see number 19 immediately on the right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water with solar powered water heating and mains drainage. Oil-fired central heating. EPC Rating Band D.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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