



**11 The Green, South Creake**  
**Offers in Excess of £340,000**

**BELTON DUFFEY**



## 11 THE GREEN, SOUTH CREAKE, NORFOLK, NR21 9PD

A well presented 3 bedroom semi detached house situated in an attractive setting backing onto countryside and overlooking village playing fields.

### DESCRIPTION

This family house is a semi detached ex-local authority property situated in a prime location 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 refurbished by the current owner and has well presented extended ground floor accommodation comprising an entrance hall, a well appointed kitchen/breakfast room, open plan sitting/dining room with a boot room to the rear and a bathroom. Upstairs, a landing leads to an en suite principal bedroom and 2 further bedrooms. The property also has the benefit of UPVC double glazed windows and doors throughout, 4 panel doors, oil-fired central heating and a wood burning stove in the sitting room.

Outside, there is a gravelled driveway providing parking for several vehicles and a pretty garden to the rear backing onto rolling countryside and there are also views to the front over the village playing fields.



## **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, wayside stalls selling local seasonal produce 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 HALL**

A partly glazed UPVC door leads from the front of the property into the entrance hall with the staircase leading up to the first floor landing. Coat hooks, radiator, laminate flooring and a door leading into:

## **SITTING/DINING ROOM**

6.15m x 4m (20' 2" x 13' 1") at widest points.

An impressive double aspect room with a window to the front and UPVC French doors leading outside to the rear garden. Fireplace housing a wood burning stove on a brick tiled hearth with a reclaimed oak mantel over, 3 radiators. Laminate flooring, built-in cupboard and display shelves and a door leading into:

## **INNER LOBBY**

Deep understairs storage cupboard and an opening to:

## **KITCHEN/BREAKFAST ROOM**

4.37m x 3.87m (14' 4" x 12' 8") at widest points.

A well appointed kitchen comprising a range of Shaker style base and wall units with marble effect worktops and upstands incorporating a white ceramic sink unit. Integrated appliances including an oven, ceramic hob with an extractor hood over, slimline dishwasher, washing machine, fridge and freezer. Reclaimed timber breakfast bar with space under for stools, ceiling spotlights, laminate flooring, radiator. Double aspect windows to the front and overlooking the rear garden and a partly glazed door leading into:

## **BOOT ROOM**

2.18m x .85m (7' 2" x 2' 9")

Space for coat hooks and shoe storage etc, radiator, glazed UPVC door leading outside to the side of the property and a door leading into:





## **FAMILY BATHROOM**

2.11m x 1.98m (6' 11" x 6' 6")

A white suite comprising a bath with an electric shower over and glass shower screen, pedestal wash basin, WC. Vinyl flooring, tiled walls, radiator, extractor fan and an obscured glass window to the side.

## **FIRST FLOOR LANDING**

Window to the side, loft hatch and doors to the 3 bedrooms.

## **BEDROOM 1**

4.26m x 2.89m (14' 0" x 9' 6") at widest points.

Radiator, window to the front overlooking playing fields and a partly glazed door leading into:

## **EN SUITE SHOWER ROOM**

1.79m x 1.08m (5' 10" x 3' 7")

A suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Tiled walls, radiator, extractor fan.

## **BEDROOM 2**

3.14m x 3.03m (10' 4" x 9' 11") at widest points.

Airing cupboard housing the hot water cylinder, radiator and a window overlooking the rear garden with countryside views beyond.

## **BEDROOM 3**

3.9m x 2.18m (12' 10" x 7' 2")

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

## **OUTSIDE**

11 The Green stands in an attractive setting opposite the village playing fields set well back from the road behind an extensive gravelled driveway providing parking for several cars. Steps lead up to the front entrance door with a storm porch over and outside light.

A tall pedestrian gate to the side leads to the rear of the property where there is a useful covered gravelled and paved area opening out from the boot room door with space for refuse bin storage etc. Access to the outside store (3.21m x 2.24m (10' 6" x 7' 4")) with power and light and housing the metal oil storage tank. A step leads up to 2 paved terraces and the lawn beyond with hedged and fenced boundaries and views over neighbouring countryside to the rear. There is also an attractive secluded seating area opening out from the sitting/dining room French doors and 2 small outside stores.



## DIRECTIONS

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn and take the turning on the right signposted Burnham Market. Continue along this road into South Creake. Pass The Ostrich Inn on your right and you will see the property a little further up on the right-hand side.

## OTHER INFORMATION

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

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 692722. Council Tax Band B.

## TENURE

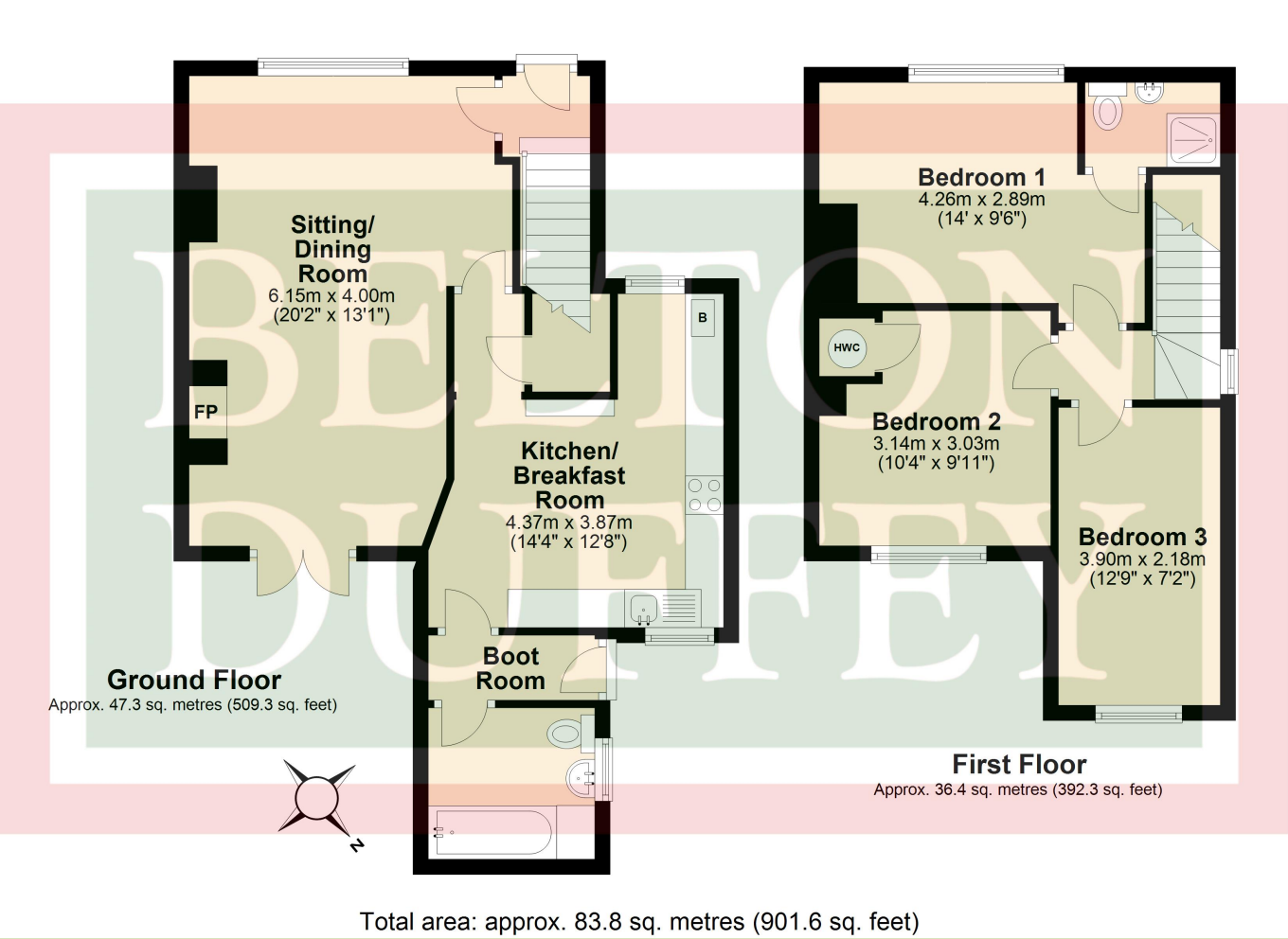
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.











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