



**Charos, South Creake**  
**Offers in Excess of £200,000**

**BELTON DUFFEY**



# CHAROS, 3 FRONT STREET, SOUTH CREAKE, NORFOLK, NR21 9PF

An extended period cottage that requires updating, situated in a prime village setting and further benefitting from mature garden and off street parking.

## DESCRIPTION

Pleasantly situated in the popular village of South Creake with a mature south-westerly facing rear garden that runs down to the creek that gives the village its name, this extended period cottage is offered for sale with vacant possession and requiring modernisation. Unusually for a cottage of this type there is off road parking.

The extended accommodation includes a conservatory/diner, kitchen, sitting room, ground floor shower room and two first floor bedrooms, one with an en suite WC. The property is double glazed throughout and heating is by way of night storage heaters.

Charos represents a rarely available opportunity to acquire a period property and refurbish according to personal taste either for owner occupation, as a second/holiday home or as an investment vacation let.

## 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.

## CONSERVATORY/DINER

3.67m x 3.00m (12' 0" x 9' 10")

A partly glazed UPVC door leads from the parking area to the front of the property into the conservatory/diner. A useful and versatile addition to the property of brick and UPVC construction with vaulted roof, door to garden, night storage heater, 2 wall light points. Glazed door to:

## KITCHEN

3.92m x 2.91m (12' 10" x 9' 7")

UPVC window to rear, door leading to staircase to first floor. Range of floor and wall mounted storage units, wood block effect worksurfaces with a stainless steel sink unit, electric cooker point with extractor hood over, plumbing for washing machine or dishwasher, spaces for a fridge and freezer. Ceramic tiled flooring and doors to the rear lobby and sitting room.

## REAR LOBBY

UPVC door to garden, airing cupboard housing the hot water cylinder, ceramic tiled flooring and a door to:



## **SHOWER ROOM**

UPVC window to rear with obscured glass, fully tiled shower cubicle, vanity unit with inset wash basin, WC with concealed cistern. Ceramic tiled flooring and walls, heated towel radiator, extractor fan.

## **SITTING ROOM**

3.94m x 3.49m (12' 11" x 11' 5")

UPVC window to front, exposed brick fireplace with a TV shelf and display shelving to the sides, night storage heater.

## **FIRST FLOOR LANDING**

UPVC window to the side and doors to the 2 bedrooms.

## **BEDROOM 1**

3.89m x 3.74m (12' 9" x 12' 3")

UPVC window to front, night storage heater and a door to:

## **EN SUITE WC**

WC, corner wall mounted wash basin, ceramic tiled flooring, extractor fan.

## **BEDROOM 2**

2.97m x 2.80m (9' 9" x 9' 2")

UPVC window to rear with pleasant garden views, night storage heater.

## **OUTSIDE**

To the front of Charos is a covered car port providing off road parking. The mature rear garden enjoys a sunny south-westerly aspect and is mainly laid to lawn with shrub borders and inset mature trees. Concrete walkway, small paved terrace, outside tap and light.

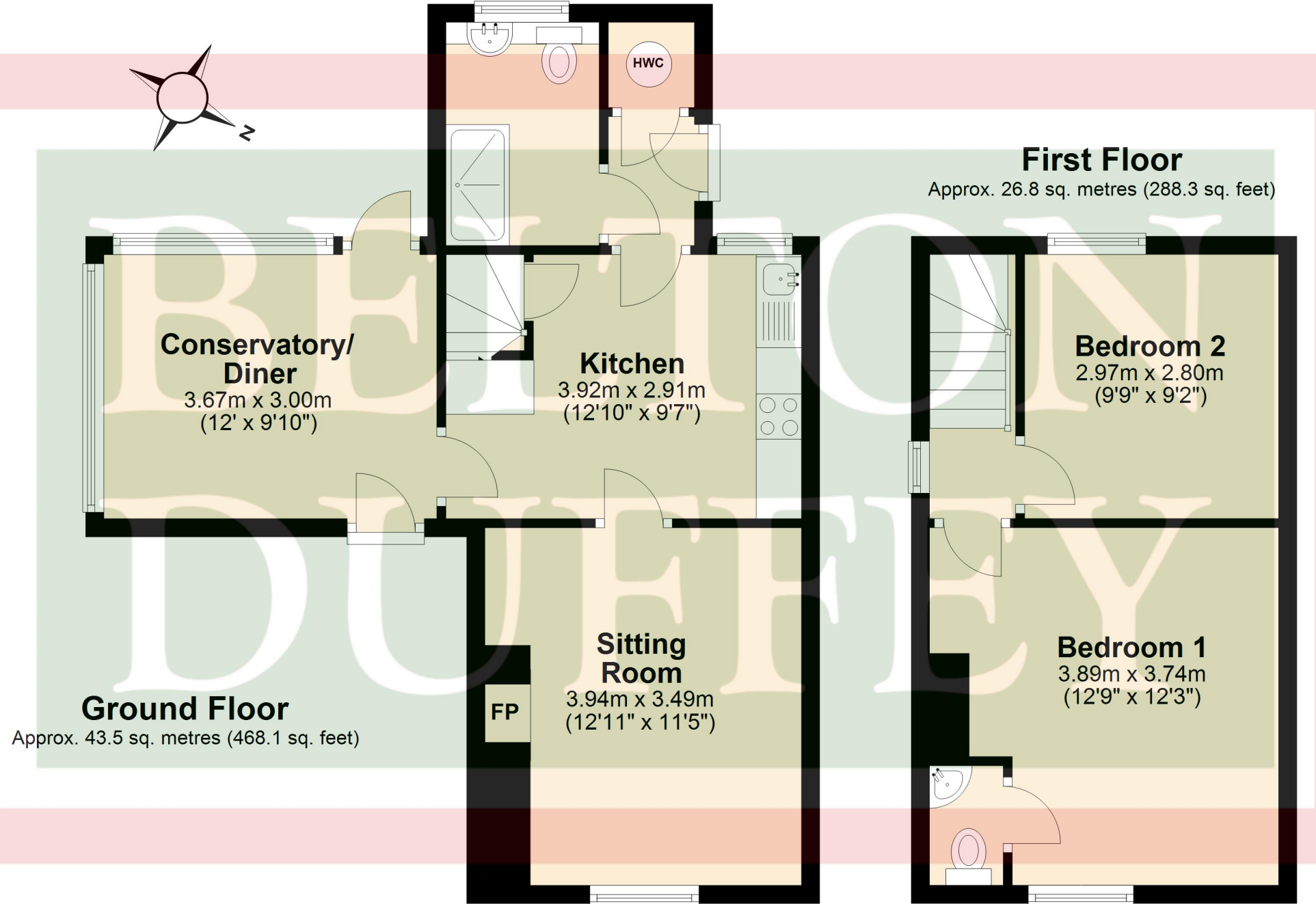
## **DIRECTIONS**

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 on into South Creake. Continue past the turning on the right to Back Street, staying on the B1155 Burnham Road, where you will see the property 250 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band F.

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



**Ground Floor**  
Approx. 43.5 sq. metres (468.1 sq. feet)

**First Floor**  
Approx. 26.8 sq. metres (288.3 sq. feet)

Total area: approx. 70.3 sq. metres (756.4 sq. feet)

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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