



23 Burnham Road, North Creake
Guide Price £195,000

BELTON DUFFEY

23 BURNHAM ROAD, NORTH CREAKE, NORFOLK, NR21 9JW

An end terrace cottage with 1 bedroom accommodation, garden room, west facing garden, garage and parking situated in the heart of the village. No chain.

DESCRIPTION

23 Burnham Road is an end of terrace cottage built in a traditional style of brick and flint walls under a pantiled roof right in the heart of the popular north Norfolk village of North Creake. Now requiring a programme of light refurbishment, this is a great opportunity for a buyer looking to put their own stamp on a property with accommodation comprising an entrance hall and garden room to the ground floor and a landing upstairs leading to a kitchen, sitting/dining room, double bedroom and shower room.

Outside, the cottage is set back from the road behind a small front garden planted with mature shrubs with a west facing cottage style garden to the rear, a garage and an allocated parking space.

23 Burnham Road is being offered for sale with no onward chain and, with its close proximity to Burnham Market and the north Norfolk coast, would suit a number of purposes perhaps as a second home, long term lettings opportunity as well as for those looking for a permanent home in a convenient location.



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 a pub/restaurant, The Jolly Farmers (currently closed).

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.

ENTRANCE HALL

3.55m x 1.66m (11' 8" x 5' 5") at widest points.

A solid timber door leads from the front of the property into the entrance hall with staircase to the first floor landing . Radiator, ceramic floor tiles, window to the side, coat hooks and a door leading into:

GARDEN ROOM

3.75m x 2.87m (12' 4" x 9' 5") at widest points.

A versatile bright and airy room with a full width window to the side, window to the rear and a fully glazed UPVC door leading outside to the rear garden. Radiator, ceramic floor tiles, vanity storage unit incorporating a wash basin, LPG-fired boiler providing central heating and hot water.

FIRST FLOOR LANDING

2.74m x 1.79m (9' 0" x 5' 10")

2 built-in shelved storage cupboards, window to the side, loft hatch.

KITCHEN

2.72m x 2.70m (8' 11" x 8' 10") at widest points.

A range of fitted off white base and wall units with laminate worktops incorporating a stainless steel sink unit with pillar taps, tiled splashbacks. Integrated oven and ceramic hob, spaces and plumbing for a washing machine and fridge freezer (white goods included in the sale). Radiator, ceramic floor tiles, ceiling spotlights and a window to the front.

SITTING/DINING ROOM

3.62m x 3.30m (11' 11" x 10' 10")

Traditional style cast iron electric flame effect fireplace with tiled inserts, radiator and a window to the front.



BEDROOM 1

3.30m x 2.64m (10' 10" x 8' 8")

Built-in double wardrobe cupboard, radiator and a window overlooking the rear garden.

SHOWER ROOM

2.14m x 1.67m (7' 0" x 5' 6") at widest points.

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Radiator, electric wall heater, ceramic floor tiles and splashbacks, window to the rear with obscured glass.

OUTSIDE

Number 23 is set back from Burnham Road behind a small front garden planted with mature shrubs and trees with steps leading up to the front door. A gated area to the side provides useful storage for refuse bins etc and the LPG tanks.

A wide archway provides vehicular and pedestrian access to the rear of the properties in the terrace where the garage is situated and an allocated parking space opposite. Please note that the property has a flying freehold over the archway.

The west facing rear garden has been designed to be low maintenance with a paved terrace and well stocked perimeter plant borders. Fenced and trellis boundaries, outside lighting, metal pedestrian gate to the side of the property and a fully glazed UPVC door to the garden room.

GARAGE AND PARKING

5.35m x 2.63m (17' 7" x 8' 8")

Garage with up and over door to the front and a parking space opposite.

DIRECTIONS

From Fakenham, take the A148 heading west towards Kings Lynn and take the first turning on the right signposted Burnham Market and South Creake.

Continue onto North Creake, passing The Jolly Farmers public house on the left and you will see the property (number 23) a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. LPG-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. Council Tax Band A.

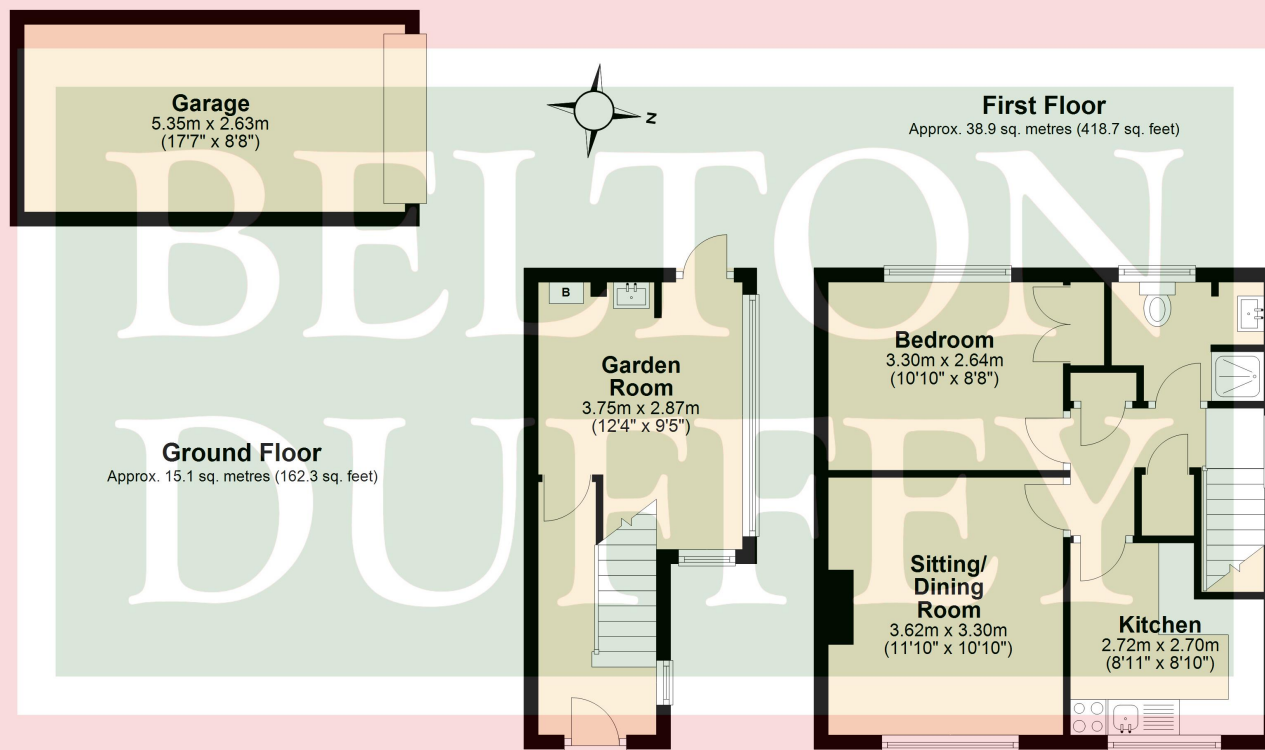
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 54.0 sq. metres (581.0 sq. feet)





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