



12 Roman Way, Brancaster
Offers in Excess of £400,000

BELTON DUFFEY

12 ROMAN WAY, BRANCASTER, NORFOLK, PE31 8XA

Detached bungalow offering spacious 2 bedroom accommodation with south easterly facing gardens, garage and parking in this favoured coastal village. No chain.

DESCRIPTION

12 Roman Way is a detached bungalow situated at the end of a popular cul de sac in one of north Norfolk's most desirable coastal villages, just a few minutes from the beach at Brancaster with easy access to the North Norfolk Coastal Path.

The spacious accommodation comprises entrance hall, kitchen/breakfast room, sitting room, conservatory/diner and an inner hallway leading to 2 double bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors, an open fireplace in the sitting room and oil-fired central heating.

Outside, the property stands behind a gravelled driveway providing parking with an attached garage and a small well stocked front garden and an attractive south easterly facing garden which wraps around the property to the side and rear.

12 Roman Way is being offered for sale with no onward chain and the furniture and white goods are available to purchase by separate negotiation.



SITUATION

Brancaster is one of the most sought after coastal villages along the North Norfolk coast situated approximately halfway between Hunstanton and Wells-next-the-Sea and only a short drive from the pretty village of Burnham Market with its excellent range of upmarket food, gift and clothes shops alongside art galleries and smart hotels and restaurants.

The beautiful beach at Brancaster (an Area of Outstanding Natural Beauty) boasts miles of sand and dunes with the bustling, picturesque sailing and fishing community close by at Brancaster Staithe harbour. The village has The Royal West Norfolk Golf Club, a celebrated public house, The Ship Hotel, a church, post office/stores, sports fields and sailing club at Brancaster Staithe.

ENTRANCE HALL

A partly glazed composite door leads from the front of the property into the entrance hall with a built-in shelved airing cupboard housing the hot water cylinder, further cupboard with coat hooks and space for shoe storage. 2 radiators, window to the front and a partly glazed UPVC door leading outside to the rear garden.

KITCHEN/BREAKFAST ROOM

4.29m x 2.42m (14' 1" x 7' 11")

A range of oak base and wall units with laminate worktops incorporating a stainless steel sink unit with a FRANKE mixer tap and water filter, breakfast bar with space under for stools, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, spaces and plumbing for a washing machine, tumble dryer, dishwasher and a freestanding fridge freezer.

Wallstar oil-fired boiler, radiator, vinyl flooring and double aspect windows overlooking the front garden and to the side.

SITTING ROOM

5.27m x 4.29m (17' 3" x 14' 1")

Glazed double doors lead from the entrance hall with an open fireplace with a quarry tiled hearth, 2 radiators, exposed beams, window to the front and sliding patio doors leading into:

CONSERVATORY/DINER

3.38m x 2.76m (11' 1" x 9' 1")

UPVC double glazed windows on a low brick wall with a polycarbonate roof, radiator, ceiling fan light and French doors leading outside to the rear garden.



BEDROOM 1

4.31m x 3.15m (14' 2" x 10' 4")

An extensive range of fitted wardrobe cupboards incorporating a dressing table, radiator and double aspect windows to the front and overlooking the rear garden.

BEDROOM 2

3.31m x 2.99m (10' 10" x 9' 10")

Radiator and a window overlooking the rear garden.

BATHROOM

2.20m x 1.69m (7' 3" x 5' 7")

A white suite comprising a panelled bath with an electric shower over, pedestal wash basin and WC. Radiator, tiled walls, extractor fan and a window to the front with obscured glass.

OUTSIDE

12 Roman Way is set back from the cul de sac behind a gravelled driveway providing parking and leading to the attached garage with a small well stocked garden to the side. Steps lead through the plant beds to the front entrance door with outside light.

A tall timber pedestrian gate to the side leads to the attractive south easterly facing garden which wraps around the property to the side and rear. Paved terrace with a walkway to the conservatory and entrance hall with a lawn beyond, fenced boundaries, perimeter borders and outside lighting. To the east, there is a further screened and paved area suitable for the storage of refuse bins etc and where there is a timber shed and the oil storage tank is located.

GARAGE

5.33m x 2.83m (17' 6" x 9' 3")

2 sets of timber double doors to the driveway to the front of the property and the rear garden, window to the side, power and light.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, proceed out on the main A149 Coast Road passing through the Burnhams and proceed onto the villages of Brancaster Staithe and Brancaster.

Not long after you enter the village of Brancaster, take the second turning on the right into Branodunum and first right into Roman Way where you will see number 12 at the end of the cul de sac on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

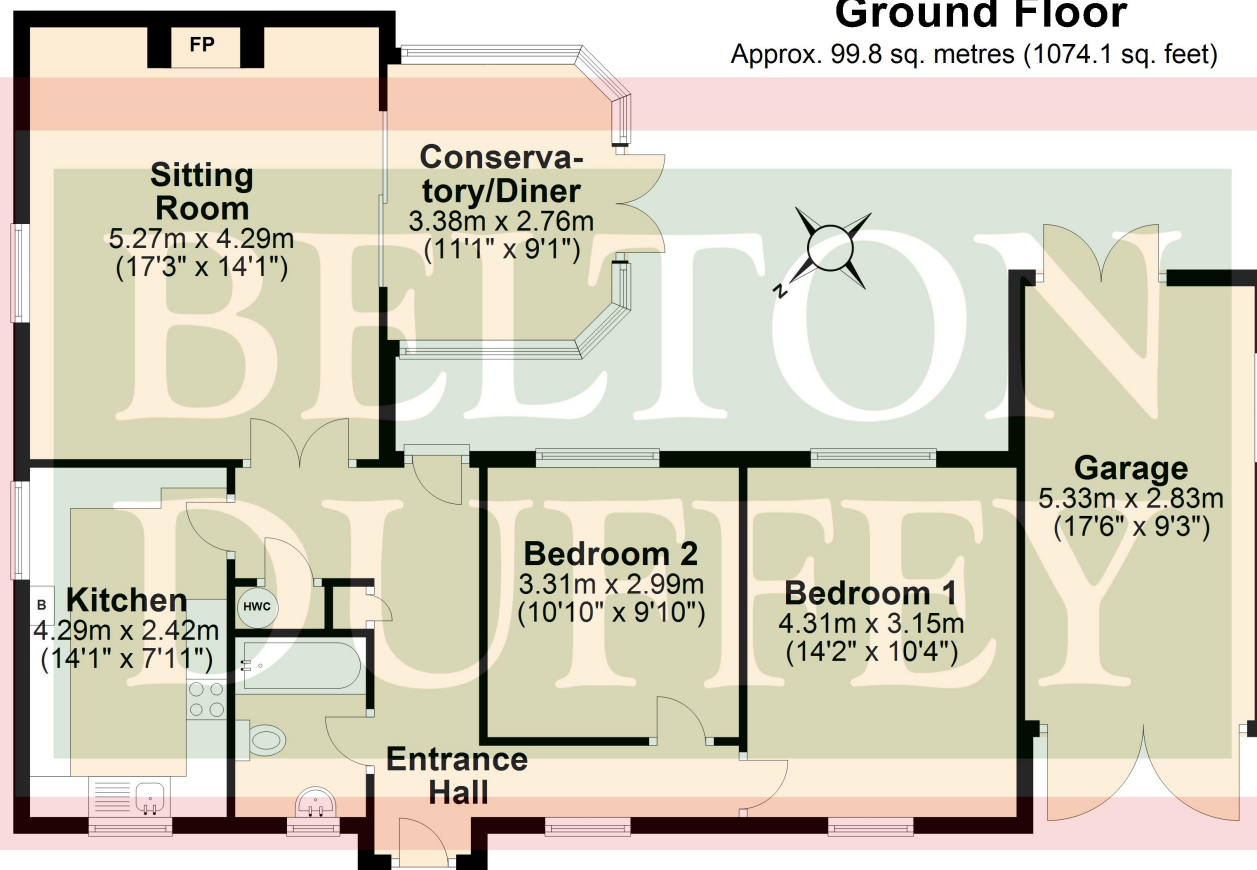
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 99.8 sq. metres (1074.1 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 sq. feet)





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