



45 Burnham Road, North Creake
Offers in Excess of £300,000

BELTON DUFFEY

45 BURNHAM ROAD, NORTH CREAKE, FAKENHAM, NORFOLK, NR21 9LA

An extended semi detached home offering flexible family accommodation together with large plot and ample parking in pleasant village location.

DESCRIPTION

Situated on the edge of this popular north Norfolk village, close to Burnham Market and occupying a large mature plot, this family semi-detached property has been extended to provide flexible accommodation which offers potential for a self-contained annexe on the ground floor.

The accommodation includes, entrance hall, ground floor bathroom, sitting room, dining room, kitchen, large family room with kitchenette and shower room to one side, giving rise to the potential for a self contained area for a dependent relative and three first floor bedrooms. Please note that this property is subject to a Section 157 notice, restricting purchasers to those that have been resident and/or working in Norfolk for at least the last three years.

There are extensive gardens to the front, side and rear with private driveway and ample parking, suntrap side garden and large rear garden, which has been newly fenced but does require a degree of cultivation.



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 popular pub/restaurant, The Jolly Farmers.

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

UPVC front door with twin inserts, staircase to first floor, doors to;

GROUND FLOOR BATHROOM

Window to side, panelled bath with mixer taps and shower attachment, wall mounted wash basin, WC, attractive tiling, wall mounted convector heater.

SITTING ROOM

4.02m x 3.05m (13' 2" x 10' 0")

Window to front, laminate flooring, shelved recess, ceiling fan.

DINING ROOM

3.38m x 3.05m (11' 1" x 10' 0")

Double doors to family room, feature fireplace with cast iron solid fuel burner (not connected), dado panelling, laminate flooring, ceiling fan, opening to;

KITCHEN

3.80m x 1.80m (12' 6" x 5' 11")

Door to side garden, window to side, range of floor and wall mounted storage units, laminate worksurfaces with inset single drainer sink unit, electric cooker point, space for fridge/freezer, space and plumbing for automatic dishwasher, tiled flooring.

FAMILY ROOM

5.00m x 4.15m (16' 5" x 13' 7")

A bright and spacious addition to the property affording self-contained annexe potential, having shower room and kitchenette access, double doors with side lights to rear with pleasant aspect over the garden, door and windows to side, feature corner cast iron solid fuel burner with tiled surround, tiled flooring, access to loft space, 2 ceiling fans, doors to;



KITCHENETTE/UTILITY ROOM

Range of floor and wall mounted storage units, worksurface with inset sink and tiled splashback, space and plumbing for automatic washing machine, recess for fridge, tiled flooring.

SHOWER ROOM

Window to rear, fully tiled shower cubicle, wash hand basin, WC, extractor fan, dado panelling.

FIRST FLOOR LANDING

Window to side, access to loft space, doors to;

BEDROOM 1

5.41m x 3.04m (17' 9" x 10' 0")

Window to front, bulk-head storage cupboard, exposed and painted floorboards.

BEDROOM 2

3.02m x 3.00m (9' 11" x 9' 10")

Window to rear with pleasant garden aspect.

BEDROOM 3

2.91m x 2.32m (9' 7" x 7' 7")

Window to rear with pleasant garden aspect.

OUTSIDE

45 Burnham Road enjoys a large mature plot, backing open fields. To the front there is a gravel covered private driveway which provides off road parking for numerous vehicles. To the side there is a neat suntrap gravel garden seating area with flower and shrub borders. The extensive rear garden, with a sunny westerly aspect, is newly fenced and has a split level terrace immediately adjacent to the rear of the property which leads to a large expanse which requires a degree of cultivation and has inset mature trees, various timber sheds and stores, gated access to side and front.

DIRECTIONS

Leave Fakenham on the A148 heading west towards King's Lynn and take the first right onto the B1355. Pass through South Creak and on into North Creak. Continue through North Creak village towards Burnham Market, past the staggered crossroads in the middle of the village and Jolly Farmers public house, on the left, Burnham Road is a continuation of the village High Street with a slight uphill gradient and number 45 is on the left.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Cast iron solid fuel burner in the family room. EPC Rating Band E.

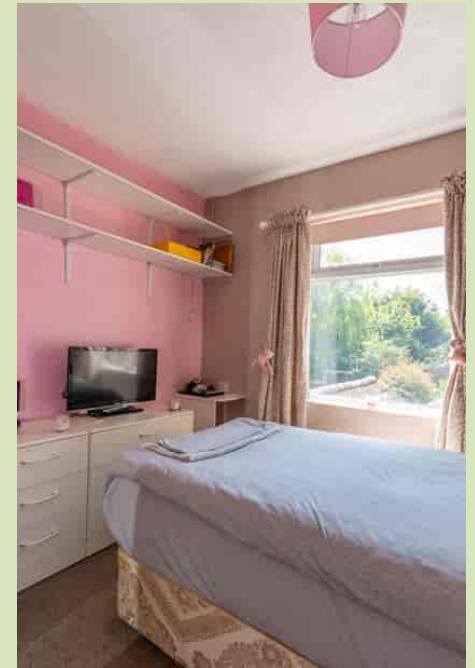
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band B.

TENURE

This property is for sale Freehold.

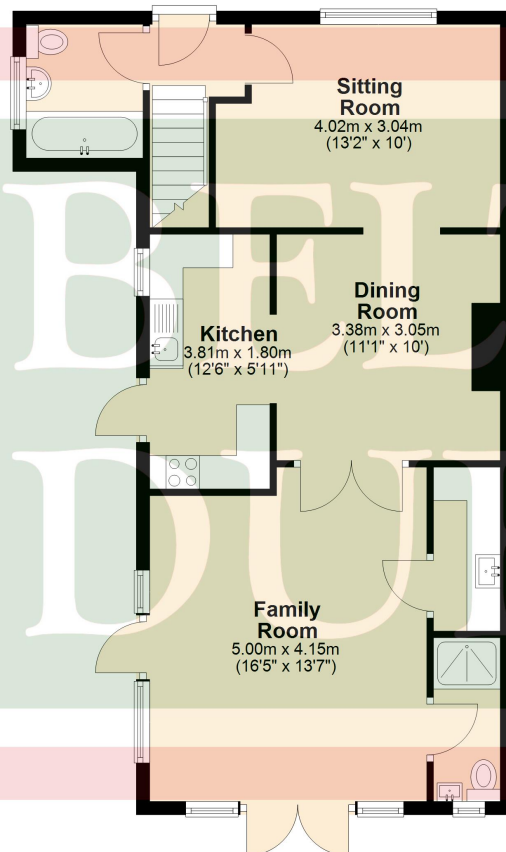
VIEWING

Strictly by appointment with the agent.



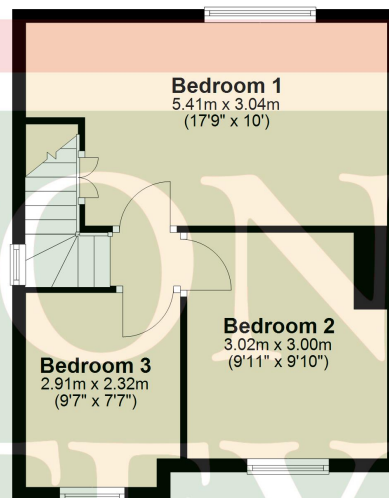
Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 101.6 sq. metres (1094.1 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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