



**10 Crofts Close, Burnham Market**  
**Guide Price £250,000**

**BELTON DUFFEY**



## 10 CROFTS CLOSE, BURNHAM MARKET, NORFOLK, PE31 8JZ

A detached ex-local authority bungalow with spacious 2 reception, 2 double bedroom accommodation with a conservatory and attractive rear garden. No chain.

### DESCRIPTION

10 Crofts Close is a rare opportunity to purchase an ex-local authority bungalow situated at the end of a cul de sac on the edge of the ever popular north Norfolk village of Burnham Market. The property is detached and has spacious flexible accommodation comprising a porch and reception hall which leads to a sitting room with a conservatory off, kitchen/dining room, rear porch, 2 double bedrooms and a shower room. The property would now benefit from a programme of light refurbishment but has electric storage heating, UPVC double glazed windows and doors throughout and pine internal doors.

Outside, there is a low maintenance gravelled garden to the front and an attractively landscaped rear garden with unrestricted on-street parking available close by.

10 Crofts Close is being offered for sale with no onward chain but please note that a restrictive covenant applies which states that the property may only be sold to a purchaser who has been resident in or worked in the county of Norfolk for the 3 years prior to purchase.



## **SITUATION**

Burnham Market is a beautiful, traditional village, close to the North Norfolk Coast, having a full range of shops which include numerous independent boutiques, Post Office, antiques shop, doctor's and dentist surgery, jewellery shop, garage, butchers and food shops, fish shop, wine merchant, deli, and bakery. With a fine parish church and a range of hostelrys including the famous "Hoste Arms" hotel and great restaurants including Socius and No. 29, Burnham Market centre is situated around a village green with mainly Georgian houses in what is considered an extremely desirable village.

The Burnhams comprise 6 villages situated on the North Norfolk Coast, an area of Outstanding Natural Beauty with miles of unspoilt beaches and wild salt marshes punctuated by creeks and small ancient harbours. Wells-next-the-Sea is located 5 miles to the east passing through the spectacular Holkham Estate whilst, to the west, Brancaster Staithe offers excellent sailing and watersports.

## **PORCH**

1.60m x 0.93m (5' 3" x 3' 1")

A partly glazed UPVC door with a glazed panel to the side leads from the front of the property into the porch with a large store. Glazed timber door with obscured glass leading into:

## **RECEPTION HALL**

Spacious T-shaped reception hall with shelved storage cupboard and further airing cupboard, electric storage heater, laminate flooring and loft hatch.

## **KITCHEN/DINING ROOM**

3.71m x 3.69m (12' 2" x 12' 1")

Extensive range of fitted base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Cooker space with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer, room for a dining table and chairs. Electric storage heater, tiled flooring, window and a partly glazed UPVC door leading into:

## **REAR PORCH**

2.68m x 1.50m (8' 10" x 4' 11")

UPVC double glazed windows on a low brick wall with a polycarbonate roof, space for coat hooks and shoe storage etc, laminate flooring and a partly glazed UPVC door leading outside to the rear garden.

## **SITTING ROOM**

4.22m x 3.23m (13' 10" x 10' 7") at widest points.

Laminate flooring, electric storage heater, window overlooking the rear garden and UPVC French doors leading into:





## **CONSERVATORY**

2.50m x 2.38m (8' 2" x 7' 10")

UPVC double glazed windows on a low brick wall with a polycarbonate roof and fitted roof blinds, laminate flooring, electric storage heater and UPVC French doors leading outside to the rear garden.

## **BEDROOM 1**

4.45m x 3.73m (14' 7" x 12' 3") at widest points.

Laminate flooring, electric radiator and 2 windows to the front of the property.

## **BEDROOM 2**

4.23m x 3.30m (13' 11" x 10' 10")

Electric storage heater and a window to the front of the property.

## **SHOWER ROOM**

2.44m x 2.32m (8' 0" x 7' 7") at widest points.

A white suite comprising a shower cubicle with an electric shower, vanity storage unit with a worktop incorporating a wash basin, WC. Vinyl flooring, tiled walls, electric towel radiator and wall heater, extractor fan and a window to the rear with obscured glass.

## **OUTSIDE**

Number 10 is situated at the end of the cul de sac and stands behind a low maintenance gravelled front garden with perimeter plant beds and a concrete walkway to the front entrance door with outside light.

The rear garden has been attractively landscaped and has been divided into 2 distinct sections. Immediately behind the property, there are gravelled and paved terraces with barked shrub and plant beds, outside tap and lighting. Walkways lead beyond a low brick wall to a neat lawn with paved walkways and patio, wells stocked borders, timber garden shed, tall fenced boundaries and a pedestrian gate providing access for bins etc.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Hunstanton. After Holkham, turn left signposted Burnham Market and, after Burnham Overy Town, follow the sharp bend round to the left and on into Burnham Market. Pass Burnham Market Stores on your right and take the next left into Ulph Place bearing left again on the B1355 Creak Road.

Take the third right onto Beacon Hill Road continuing for approximately 500 yards and turn right into Beacon Hill and next left into Crofts Close. You will see number 10 at the end of the cul de sac on the right-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Part electric storage heating and part electric 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 B.

## **TENURE**

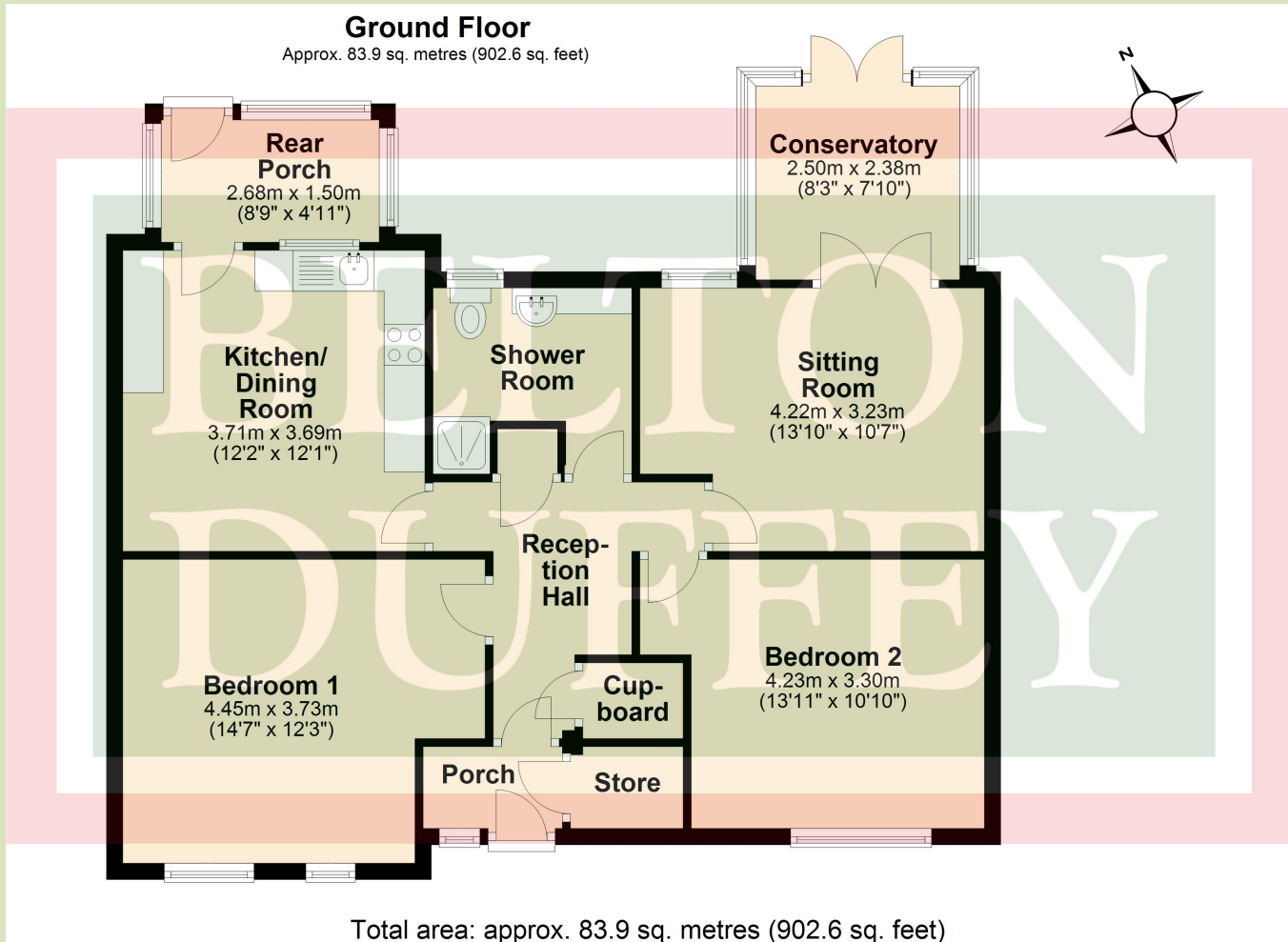
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.









## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

