



Little Rising, Brancaster
Guide Price £525,000

BELTON DUFFEY

LITTLE RISING, CROSS LANE, BRANCASTER, NORFOLK, PE31 8AE

Spacious detached bungalow offering flexible 3 bedroom accommodation with south westerly facing gardens, garage and parking in this favoured coastal village. No chain.

DESCRIPTION

Little Rising is a rare opportunity to purchase a detached bungalow located on arguably one of north Norfolk's most desirable addresses, just a few minutes from the beach at Brancaster with easy access to the North Norfolk Coastal Path.

The spacious accommodation comprises porch/boot room, walk through dining hall, large sitting room, fitted kitchen, inner hall, principal bedroom with en-suite, 2 further 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 an extensive gravelled driveway providing parking for several cars with a garage and an attractive south westerly facing garden which wraps around the property to the side and rear.

Little Rising is being offered for sale with no onward chain.



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, primary school, sports fields and sailing club at Brancaster Staithe.

PORCH/BOOT ROOM

2.22m x 1.96m (7' 3" x 6' 5")

Useful porch/root room of double glazed UPVC construction on a low brick wall with a pitched glazed roof. Quarry tiled floor, space for coat hooks and shoe storage etc, partly glazed timber door with a glazed panel to the side leading into:

DINING HALL

4.32m x 3.05m (14' 2" x 10' 0")

Built-in storage cupboard, radiator, window to the rear and opening to inner hallway to the bedrooms and bathroom. Glazed doors to the kitchen and sitting room.

KITCHEN

4.32m x 2.58m (14' 2" x 8' 6")

Extensive range of base and wall units with laminate worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with extractor hood over, spaces and plumbing for a washing machine, tumble dryer, fridge and freezer. Cupboard housing the oil-fired boiler, plinth heater. Double aspect windows to the front and side and a partly glazed UPVC door leading outside to the driveway.

SITTING ROOM

5.48m x 4.35m (18' 0" x 14' 3")

Double aspect sitting room with 2 windows to the side and sliding patio doors leading outside to the rear garden. Open fireplace with a quarry tiled hearth and tiled shelf to the side, 2 radiators.

INNER HALLWAY

Built-in shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms and bathroom.



BEDROOM 1

4.32m x 3.70m (14' 2" x 12' 2")

Extensive range of fitted wardrobe cupboards with sliding doors, radiator, double aspect windows to the side and overlooking the rear garden. Door leading into:

EN SUITE SHOWER ROOM

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and concealed cistern WC. White towel radiator, tiled splashbacks, extractor fan and a window with obscured glass.

BEDROOM 2

3.40m x 3.33m (11' 2" x 10' 11")

Radiator and a window overlooking the rear garden.

BEDROOM 3

3.40m x 3.33m (11' 2" x 10' 11")

Fitted wardrobe cupboard with sliding doors, radiator and a window to the side of the property.

BATHROOM

A suite comprising a panelled bath with an electric shower over and shower curtain, pedestal wash basin, WC. Radiator, tiled splashbacks and a window with obscured glass.

OUTSIDE

To the front of Little Rising there is a partly shared gravel driveway leading to the garage providing extensive parking and turning area. Mature conifer hedging, neat lawned area, well stocked shrub bed and borders.

The rear garden is hard landscaped with split level terraced areas and raised beds with shrub borders. 2 timber garden sheds, concealed oil storage tank, mature hedging and fencing to boundary, double gated access to front drive and hardstanding for boat etc.

GARAGE

5.25m x 2.50m (17' 3" x 8' 2")

Electric remote control roller shutter door to the front, power and light, window to the side and a door leading outside to the property's rear garden.

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 continue to the end onto Cross Lane. Turn right and you will see Little Rising a little 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. 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.

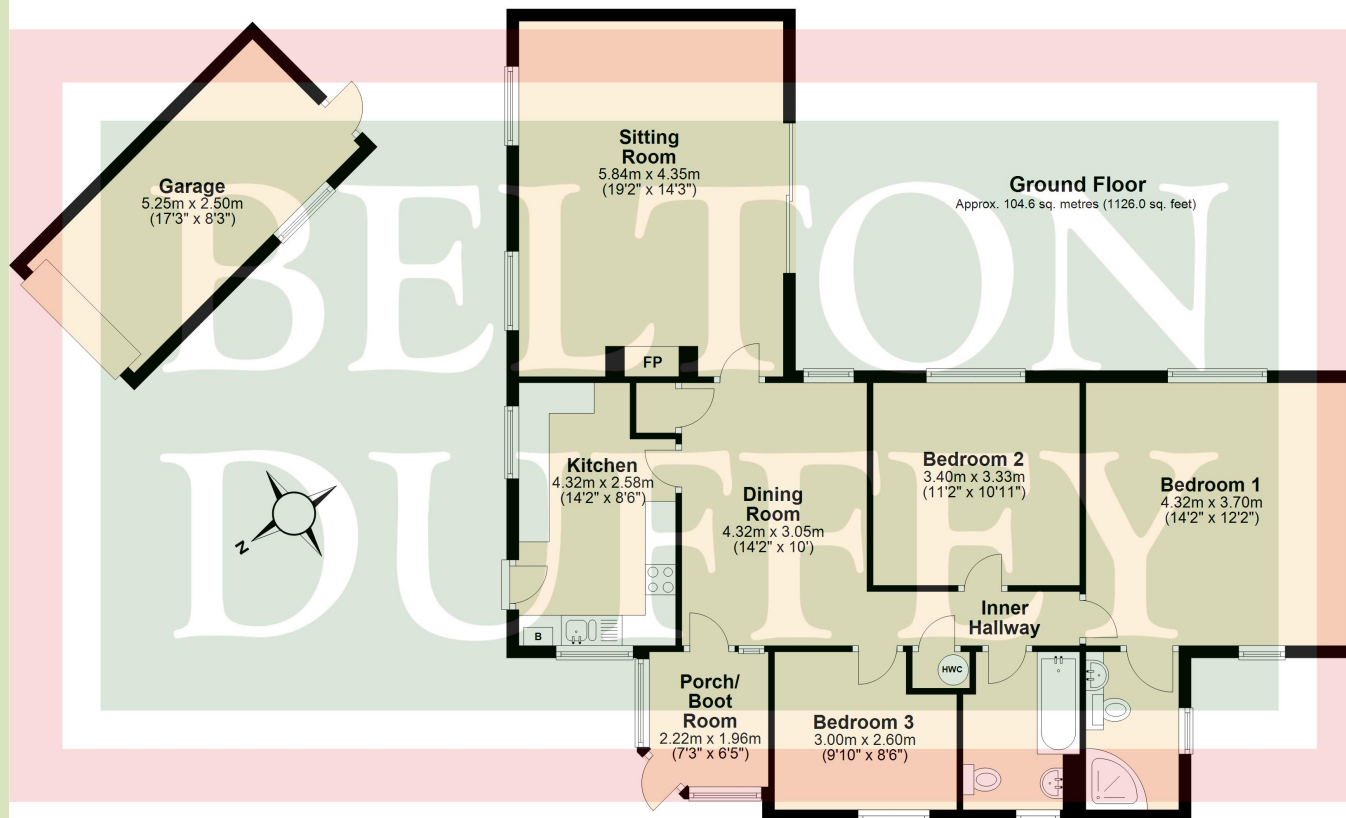
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 104.6 sq. metres (1126.0 sq. feet)





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