



Turnstone, Brancaster
Guide Price £550,000

BELTON DUFFEY



TURNSTONE, 2 OLD ROMAN WALK, BRANCASTER, NORFOLK, PE31 8XE

Extended beautifully presented detached home offering spacious flexible accommodation together with gardens, garage and parking in sought after Brancaster setting.

DESCRIPTION

Quietly situated in the sought after coastal village of Brancaster, this modern detached residence has been extended to provide spacious and versatile living space, beautifully presented throughout and further benefits from neat gardens, garage and driveway parking.

The inverted accommodation, configured to maximise the advantage of the location, includes entrance hall, utility room, bedroom one with adjacent shower room and two further bedrooms with adjacent bathroom on the ground floor. A galleried landing on the first floor leads to a bright dual aspect living room with rooftop views towards the sea and a fitted kitchen.

Externally there are neat lawned areas to the front and side with mature trees and shrubs providing privacy and to the rear an enclosed, well tended garden with sunny southerly aspect. The gravelled driveway to the detached garage provides ample off road parking.

Turnstone is being offered for sale with no onward chain and, if required, the furniture, fixtures and fittings are available 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

External courtesy lighting, multi-paned front door, window to front, door to rear, staircase to first floor with storage cupboard under, tiled flooring. 2 electric radiators, exposed ceiling beams, access to loft space, large storage cupboard, doors to;



UTILITY ROOM

1.69m x 1.54m (5' 7" x 5' 1")

Velux window to front elevation, range of floor and wall mounted storage units in contemporary beech finish, laminate worksurface with inset stainless steel sink unit, splashback tiling, space and plumbing for a washing machine, tiled flooring, extractor fan.

BEDROOM 1

3.99m x 3.30m (13' 1" x 10' 10")

A generous double bedroom with sliding double glazed doors leading to patio and garden beyond, built-in wardrobe cupboard, electric radiator.

SHOWER ROOM

2.19m x 1.81m (7' 2" x 5' 11") at widest points.

Velux window to front elevation, fully tiled shower cubicle with an electric shower, pedestal wash basin, WC. Full height tiling, tiled flooring, chrome heated towel rail, ceiling recessed downlighters, extractor fan.

BEDROOM 2

3.72m x 3.25m (12' 2" x 10' 8")

Window to side, electric radiator.

BEDROOM 3

3.49m x 2.74m (11' 5" x 9' 0")

Sliding double glazed patio doors to rear garden, electric radiator.

BATHROOM

2.12m x 1.74m (6' 11" x 5' 9")

Window to side with obscured glass, panelled bath with electric shower over and glass shower screen, vanity unit with inset wash basin, WC, full height tiling, tiled flooring, chrome heated towel rail, extractor fan, shaver socket.

FIRST FLOOR LANDING

Window to side and a window on the half landing, access to loft space, doors to;



SITTING/DINING ROOM

6.12m x 3.76m (20' 1" x 12' 4")

A bright and spacious dual aspect room with windows to either side maximising the light and the rooftop views towards the sea, feature corner brick fireplace with raised tiled hearth housing cast iron wood burner, exposed ceiling beams, 3 wall light points, electric radiator.

KITCHEN

2.82m x 2.46m (9' 3" x 8' 1")

Window to side, excellent range of floor and wall mounted storage units in contemporary shaker styling, extensive laminate worksurfaces incorporating stainless steel sink unit, splashback tiling. 4 ring hob with extractor over, fitted oven, recess for fridge/freezer, space and plumbing for slimline dishwasher, extractor fan.

OUTSIDE

To the front of the property there is a gravel driveway leading to the garage which provides off road parking for a number of vehicles. There are neat lawns to the side with inset mature shrubs and shrub borders and a paved walkway to the front entrance door.

To the rear is an attractive enclosed and private garden with sunny southerly aspect and flagstone patio, well tended lawn with shrub borders, secure fencing to boundary and gated access to the front.

GARAGE

5.32m x 2.72m (17' 5" x 8' 11")

A detached single garage with double wooden doors, pitched roof with eaves storage, power and light connected, window to side, personal door to 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 turn right after approximately 150 yards onto the gravel driveway signposted Old Roman Walk, where you will see the property further up on the right-hand side.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

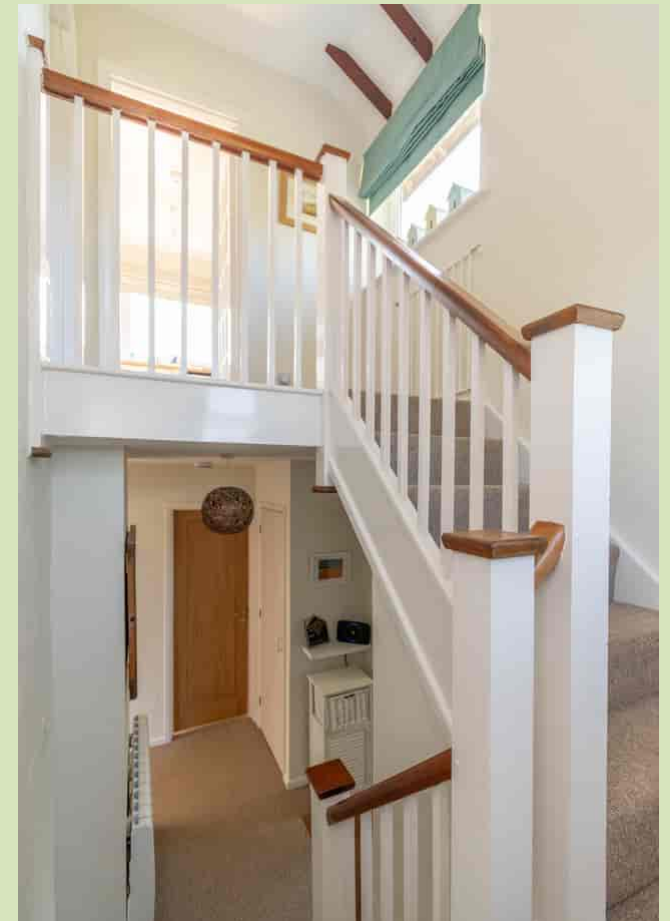
Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band n/a (registered for Business Rates).

TENURE

This property is for sale Freehold.

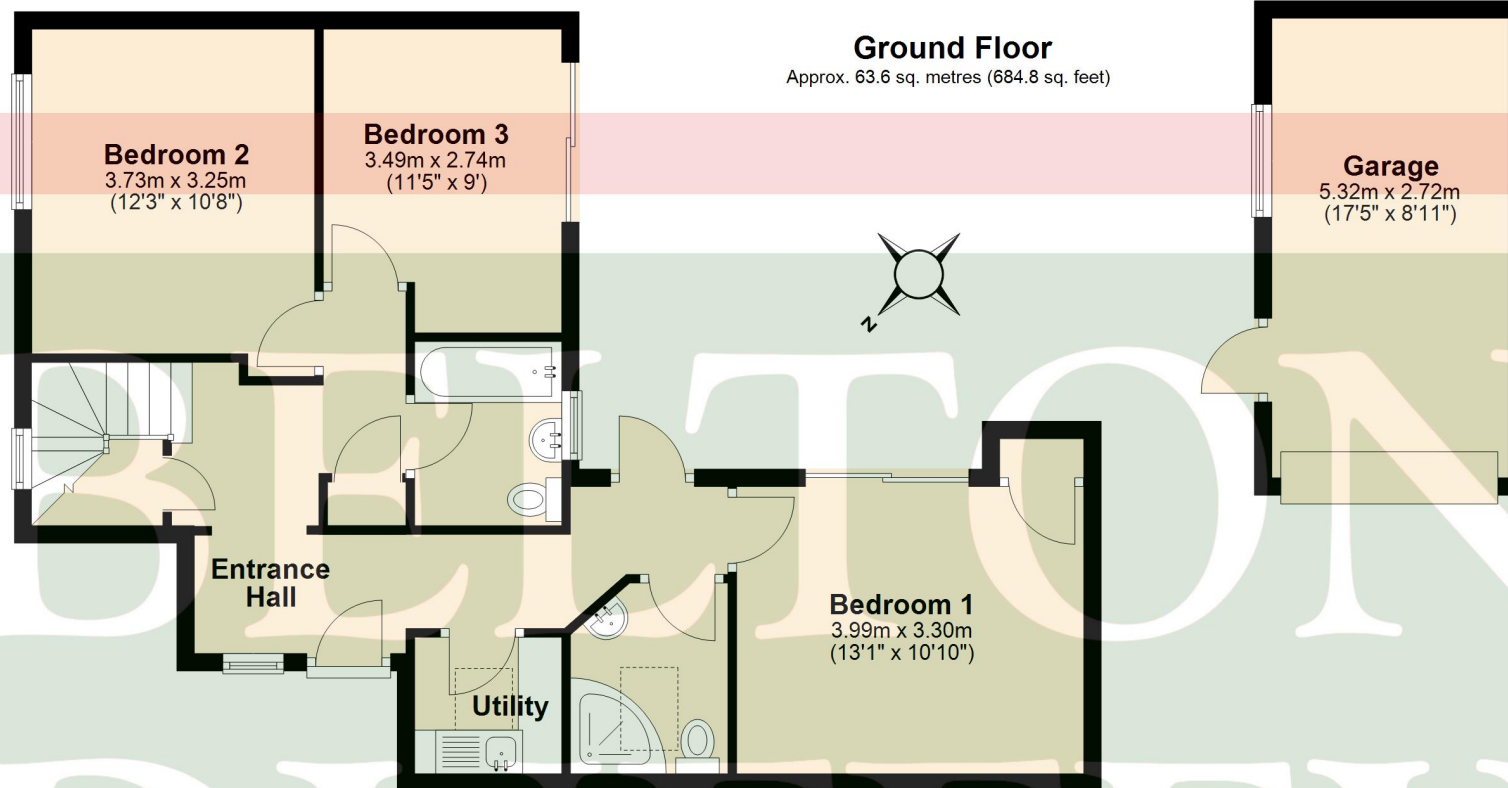
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Sitting/Dining Room

6.12m x 3.76m
(20'1" x 12'4")

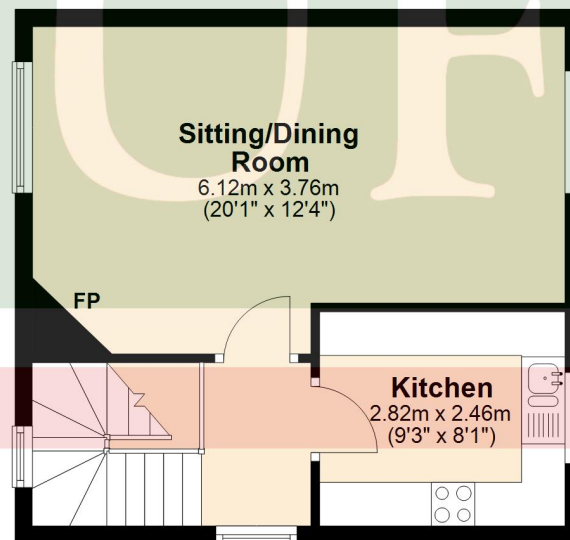
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Kitchen

2.82m x 2.46m
(9'3" x 8'1")

First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)



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