



104 West Street, North Creake
Guide Price £350,000

BELTON DUFFEY

104 WEST STREET, NORTH CREAKE, NORFOLK, NR21 9LH

A semi detached ex-local authority house with 3 bedroom accommodation and good sized gardens on the edge of the village with countryside views. No chain.

DESCRIPTION

Offered to the market with no onward chain, 104 West Street is a rare opportunity to purchase a semi detached ex-local authority house on the edge of the popular north Norfolk village of North Creak, just 3 miles south of Burnham Market. The property stands in an elevated position with fine far reaching countryside views and good sized gardens to the front and rear with driveway parking.

The property has undergone an extensive programme of refurbishment over recent years but does now require some modest finishing off giving the new owners the opportunity to put their own stamp on it. Works undertaken include the installation of UPVC double glazed windows and doors, an electric boiler providing central heating with traditional column radiators and a replacement kitchen. There is a ground floor shower room with a luxury family bathroom upstairs and 3 bedrooms. The hub of the house is the double aspect open plan sitting/dining room with an open fireplace and French doors leading outside to the rear garden.

104 West Street also lends itself to extension with Planning Permission granted by Borough Council of King's Lynn and West Norfolk under reference 22/01696/F for side and rear extensions creating 3 further en suite bedrooms and a large open plan kitchen/dining/living room.



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

Brick steps lead from the front of the property up to a partly glazed composite door with smoked glass panels above and to the side leading into the entrance hall. Shelved storage cupboard, staircase to the first floor landing with a small storage cupboard under, vertical column radiator. Full height window to the front, doors to the kitchen, sitting room, dining room and ground floor shower room.

KITCHEN

3.44m x 1.80m (11' 3" x 5' 11")

A range of Shaker style base and wall units with stone worktops and upstands incorporating a white resin sink unit with a chrome mixer tap. Integrated appliances including an oven, ceramic hob, microwave, fridge, freezer and slimline dishwasher. Vinyl flooring, column radiator, extractor fan and a window to the side.

Door leading into:

DINING ROOM

4.45m x 2.89m (14' 7" x 9' 6")

Recessed open fireplace, shelved storage cupboard, vertical column radiator, picture rail, laminate oak flooring, door to the kitchen and UPVC French doors leading outside to the rear garden. Open plan to:

SITTING ROOM

3.19m x 2.89m (10' 6" x 9' 6")

Feature corner fireplace with a tiled hearth, column radiator, painted floorboards, picture rail and a window to the front with countryside views.

GROUND FLOOR SHOWER ROOM

1.94m x 1.89m (6' 4" x 6' 2")

Wet room style shower area with a chrome mixer shower (requiring connection and finishing off), wall mounted wash basin and WC. Vinyl flooring, extractor fan and a window to the side.



FIRST FLOOR LANDING

Hatch to loft (where the electric boiler is located), painted floorboards and a window to the side. Doors to the 3 bedrooms and bathroom.

BEDROOM 1

4.43m x 2.58m (14' 6" x 8' 6")

Shelved airing cupboard housing the hot water cylinder, column radiator, picture rail, painted floorboards and a window overlooking the rear garden and countryside beyond.

BEDROOM 2

3.38m x 2.92m (11' 1" x 9' 7")

Column radiator, picture rail, painted floorboards and a window to the front with fine far reaching countryside views.

BEDROOM 3

2.74m x 2.48m (9' x 8' 2")

Column radiator, picture rail, painted floorboards and a window overlooking the rear garden and countryside beyond.

BATHROOM

2.95m x 1.64m (9' 8" x 5' 5") at widest points.

A luxury suite comprising a roll top bath on claw feet with a traditional shower mixer tap, wet room style shower area with an electric shower and glass screen, wall mounted wash basin and WC. Partly panelled walls, vinyl flooring, chrome towel radiator, extractor fan and a window to the front with obscured glass.

OUTSIDE

104 West Street stands in an elevated position with far reaching countryside views to the front, set well back from the road behind a good sized lawned front garden with a gravelled driveway providing parking. Stepping stones lead to steps up to the front entrance door, outside light.

To the side of the property, a tall timber pedestrian gate opens onto to the large rear garden which backs onto farmland. Immediately behind the house, a sunken paved terrace opens out from the sitting/dining room French doors with steps leading up to the lawned garden with tall fenced boundaries. Outside lighting and power sockets, range of sheds to the rear.

DIRECTIONS

Leave Fakenham on the A148 heading west towards King's Lynn and take the first right onto the B1355. Pass through South Creake and on into North Creake. Take the first left into West Street, just before the Jolly Farmers pub, and continue out of the village where you will see number 104 further up on the right, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric boiler providing central heating to radiators. EPC Rating Band F.

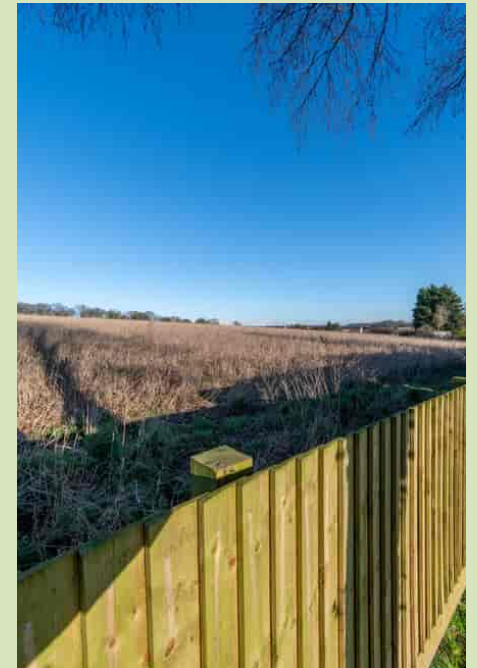
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

TENURE

This property is for sale Freehold.

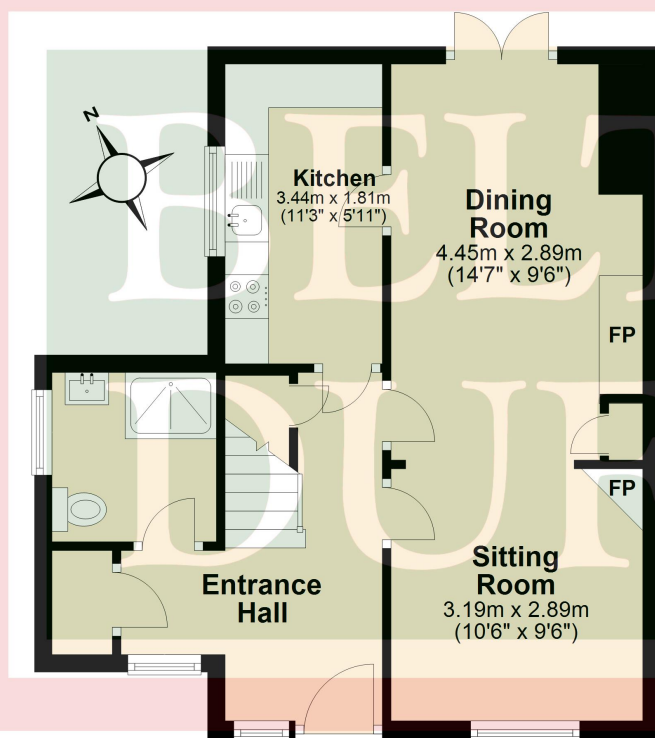
VIEWING

Strictly by appointment with the agent.



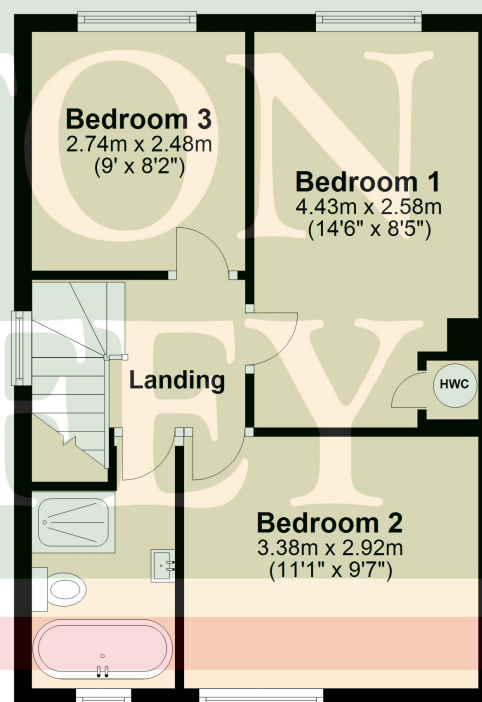
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)





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