



10 Churchill Estate, South Creake
Guide Price £399,950

BELTON DUFFEY



10 CHURCHILL ESTATE, SOUTH CREAKE, NORFOLK, NR21 9PN

A well presented extended 3 bedroom, 2 bathroom semi detached house with good sized gardens backing onto countryside in a popular village location. No chain.

DESCRIPTION

10 Churchill Estate is a semi detached ex-local authority property situated in a tucked away location within the sought after village of South Creake just 5 miles from Burnham Market with the north Norfolk coast only a short drive away. The house has been extended and extensively refurbished to a high standard by the current owners with spacious living accommodation comprising an entrance hall, a well appointed kitchen with a separate utility area, dining room, sitting room, garden room and a ground floor shower room. Upstairs, the landing leads to 3 bedrooms and a bathroom. The property also has the benefit of UPVC double glazed windows and doors throughout, pine 4 panel doors, modern electric radiator central heating and an open fireplace in the sitting room.

Outside, there is an extensive gravelled driveway providing parking for several vehicles, an integral garage and an attractively landscaped west facing garden to the rear backing onto rolling countryside where there is a further sectional garage/store.

10 Churchill Estate is being offered for sale with no onward chain.

SITUATION

South Creake is a small village in the valley of the river Burn which flows to Burnham Market and the other Burnham villages. It has a celebrated village pub, The Ostrich Inn, a Memorial Pavilion/community centre, playing fields with a children's play area, beautiful church, St Mary's, plant centre, fishing lake and an annual classical music festival.

The village lies almost equidistant between the market town of Fakenham and the beautiful Georgian town of Burnham Market with the nearest train station approximately 22 miles away at King's Lynn.

ENTRANCE HALL

A partly glazed composite door leads from the front of the property into the entrance hall with staircase leading up to the first floor landing, door to the sitting room and a connecting door to the integral garage.

SITTING ROOM

4.28m x 3.9m (14' 1" x 12' 10")

Open fireplace with a marble hearth and surround, built-in shelved cupboard to the side, electric radiator and a window to the front. Door leading into:



DINING ROOM

3.34m x 3.27m (10' 11" x 10' 9")

Electric radiator, laminate flooring, window to the conservatory and a door leading into:

KITCHEN

5.08m x 2.61m (16' 8" x 8' 7")

A range of cream Shaker style base and wall units with quartz worktops incorporating a one and a half bowl stainless steel sink with a waste disposal unit, mixer tap and boiling/chilled filtered water tap, tiled splashbacks. Integrated appliances including 2 fan ovens with grills, warming drawer and an induction hob with an extractor hood over. Spaces and plumbing for a dishwasher and freestanding fridge freezer, microwave shelf.

Tiled floor with underfloor heating recessed ceiling lights, corner window to the side and rear, door to the rear hall and a folding door leading into:

UTILITY AREA

1.79m x 1.57m (5' 10" x 5' 2") at widest points.

2 fitted cream Shaker style cupboards, laminate worktop with space and plumbing under for a washing machine, tiled floor and walls.

REAR HALLWAY

3.70m x 0.90m (12' 2" x 2' 11")

Built-in storage cupboard, tiled floor, partly glazed composite door leading outside to the side of the property and doors to the garden room and ground floor shower room.

GARDEN ROOM

3.70m x 2.48m (12' 2" x 8' 2")

A light and airy room with 2 rooflight windows and bi-fold doors with windows to the sides leading outside to the rear garden. Tiled floor, electric radiator.

GROUND FLOOR SHOWER ROOM

2.13m x 1.95m (7' 0" x 6' 5")

A white suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin and concealed cistern WC. White towel radiator, wall heater, extractor fan, tiled floor with underfloor heating, tiled walls and an obscured glass window to the garden room.



FIRST FLOOR LANDING

Electric radiator, window to the side, doors to the 3 bedrooms and shower room, hatch with a drop down ladder to large boarded and insulated loft space with light.

BEDROOM 1

3.96m x 3.16m (13' 0" x 10' 4") into wardrobe.

Built-in wardrobe cupboard and fitted wardrobes with sliding doors to shelving and drawer units, electric radiator and a window to the front.

BEDROOM 2

3.17m x 3.03m (10' 5" x 9' 11") in wardrobe.

Built-in cupboard and fitted wardrobes with sliding doors, electric panel heater and a window overlooking the rear garden and countryside beyond.

BEDROOM 3

3.72m x 2.19m (12' 2" x 7' 2")

Electric panel heater and a window overlooking the rear garden and countryside beyond.

SHOWER ROOM

3.17m x 3.03m (10' 5" x 9' 11")

A white suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. White towel radiator, extractor fan, granite tiled floor, tiled walls and an obscured glass window to the side.

OUTSIDE

10 Churchill Estate stands in an elevated position set well back from the road behind an extensive gravelled driveway providing parking for several cars, boat, caravan etc and leading to the integral garage. Fenced and hedged boundaries with a deep well stocked plant bed, outside light and steps up to the front entrance door.

A walkway to the side leads to the attractively landscaped west facing rear garden which comprises a patio area immediately behind the property bounded by a low brick wall with steps leading leading up to the good sized lawn and access to a further sectional garage/store. Mature hedged boundaries, concrete sectional garden shed, greenhouse and outside lighting.

INTEGRAL GARAGE

5.18m x 2.98m (17' 0" x 9' 9")

Up and over door to the front, power and light, window to the side and a connecting door to the entrance hall.



GARAGE/STORE

7.32m x 3.06m (24' 0" x 10' 0")

Large concrete sectional garage with an up and over door to the front, power and light, window and pedestrian door to the side.

DIRECTIONS

From Fakenham, proceed out of the town on the A148 heading west towards King's Lynn and take first turning on the right to Burnham Market continuing for approximately 4 miles. Enter South Creake and take the turning on the left immediately after the village green/playing field and follow it around to the left onto Leicester Road. Continue for approximately 300 yards where you will see the property set back from the road on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating with underfloor heating in the kitchen and ground floor shower room. EPC Rating Band D.

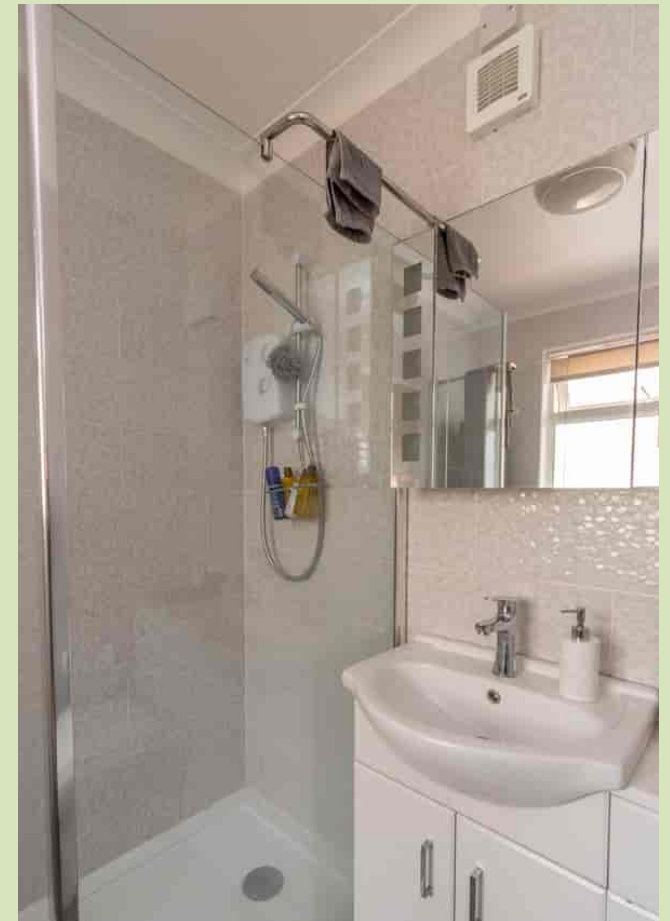
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B (improvement indicator).

TENURE

This property is for sale Freehold.

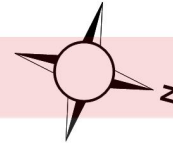
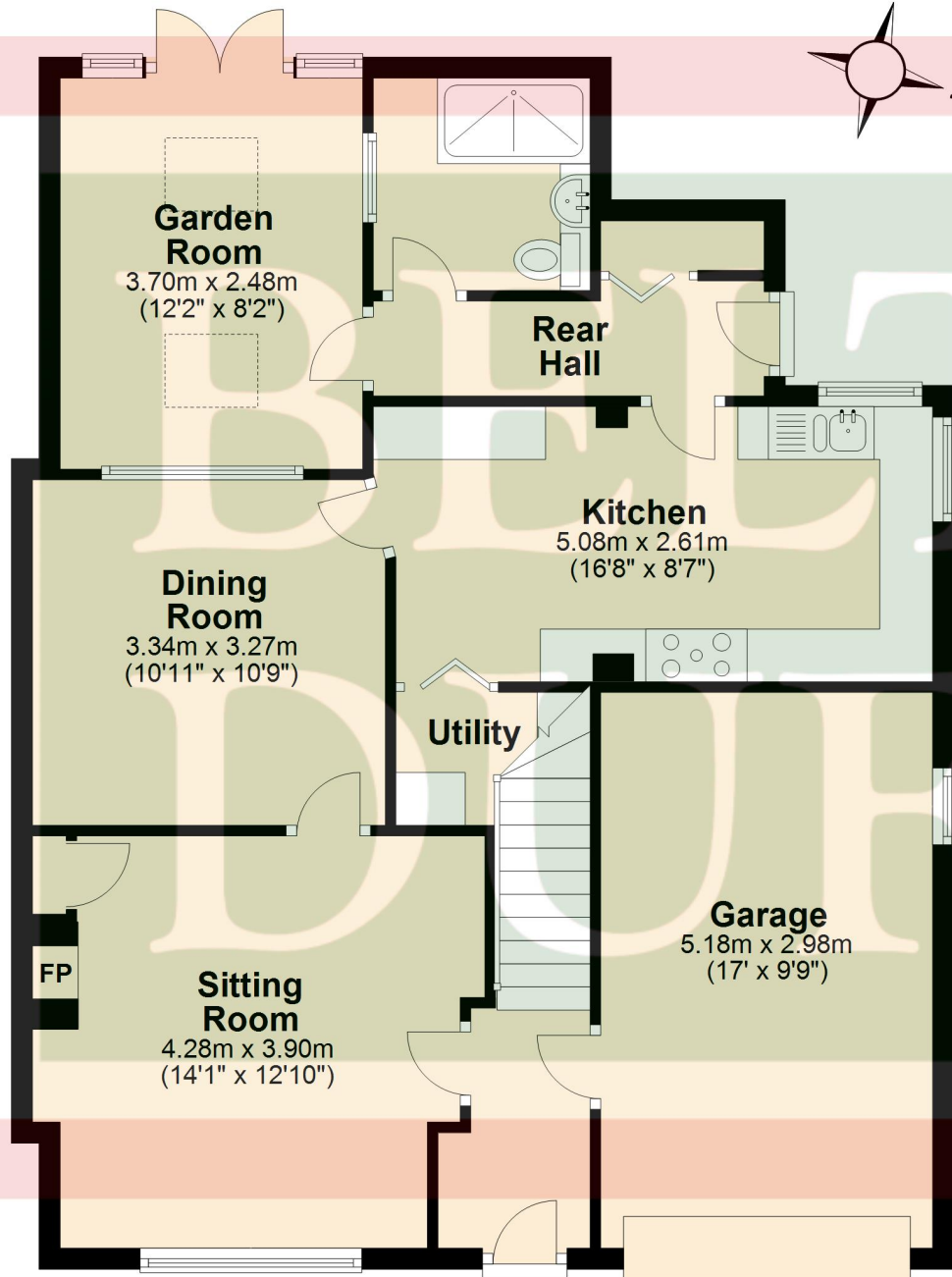
VIEWING

Strictly by appointment with the agent.



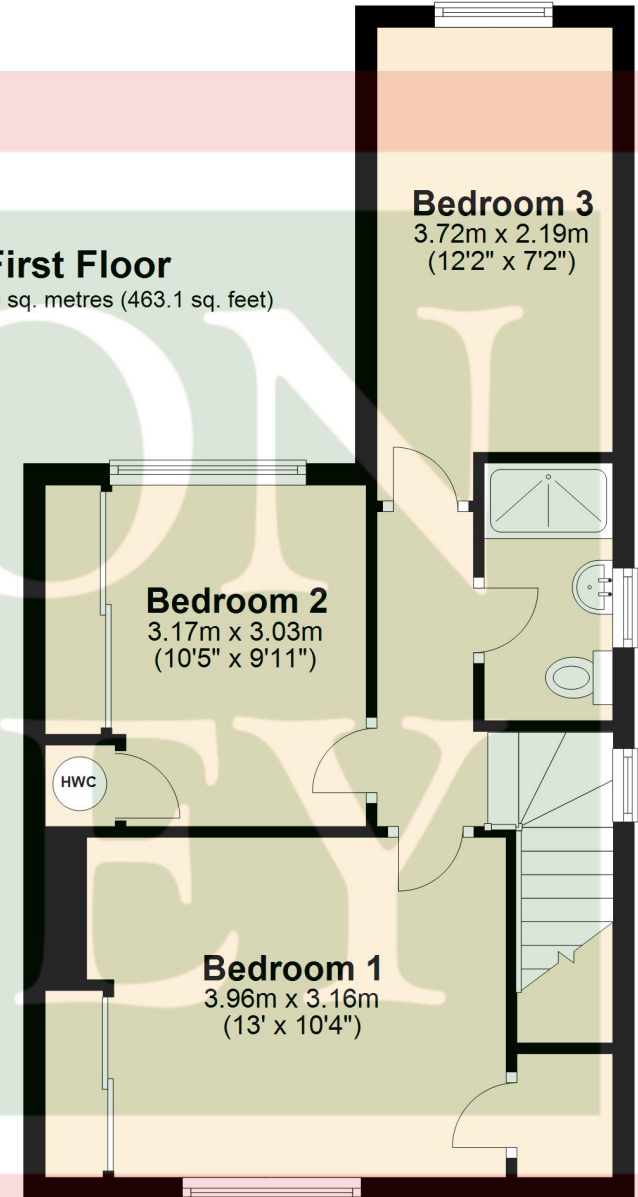
Ground Floor

Approx. 86.0 sq. metres (925.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 129.0 sq. metres (1388.6 sq. feet)



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