



**Sandpipers, Brancaster**  
**Guide Price £550,000**

**BELTON DUFFEY**





## **SANDPIPERS, CROSS LANE, BRANCASTER, NORFOLK, PE31 8AE**

A detached family house with south westerly facing gardens, garage and parking in this favoured coastal village with sea views. No chain.

### **DESCRIPTION**

Sandpipers is a rare opportunity to purchase a detached house 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.

To take full advantage of the coastal and countryside views, the main living areas are on the first floor comprising a kitchen with glazed double doors to the dining room and a double aspect sitting room. Downstairs, there is a spacious entrance hall with a rear hall off, a principal bedroom with an en suite shower room, 2 further bedrooms and a family bathroom.

Outside, the property stands behind an extensive gravelled driveway providing parking for several cars with an attached garage, a useful utility room and an attractive south westerly facing garden which wraps around the property to the side and rear.

Sandpipers 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.

### **ENTRANCE HALL**

3.71m x 3.19m (12' 2" x 10' 6") at widest points.

A partly glazed UPVC entrance door with a storm porch over and a glazed panel to the side leads from the front of the property into the spacious full height entrance hall. Staircase leading up to the first floor living accommodation, built-in storage cupboard, radiator, laminate flooring and doors to all of the principal ground floor rooms. Opening leading into:







## **REAR HALL**

2.36m x 1.06m (7' 9" x 3' 6") at widest points.

Space for coat hooks and shoe storage etc, airing cupboard housing the hot water cylinder, boiler cupboard with a louvred door, radiator and laminate flooring. Partly glazed UPVC door with a glazed panel to the side leading outside the rear garden.

## **BEDROOM 1**

4.16m x 4.1m (13' 8" x 13' 5") at widest points.

2 fitted wardrobe cupboards with additional storage above the bed space, radiator, double aspect windows to the front and rear and a door leading into:

## **EN SUITE SHOWER ROOM**

2.37m x 1.06m (7' 9" x 3' 6")

A suite comprising a shower cubicle, pedestal wash basin and WC. Splashback tiling, extractor and ceiling light, window to the rear with obscured glass.

## **BEDROOM 2**

3m x 2.7m (9' 10" x 8' 10")

Wardrobe recess with louvred doors, radiator and a window to the front.

## **BEDROOM 3**

3.54m x 2.36m (11' 7" x 7' 9")

Radiator and glazed aluminium sliding doors leading outside to the rear garden.

## **BATHROOM**

1.91m x 1.68m (6' 3" x 5' 6")

A suite comprising a panelled bath with a shower mixer tap and shower curtain over, pedestal wash basin and WC. Splashback tiling, shaver point, radiator and a window to the side with obscured glass.

## **FIRST FLOOR LANDING**

Galleried first floor landing with glazed doors to the kitchen and sitting room.







## **KITCHEN**

4.2m x 3.03m (13' 9" x 9' 11")

An extensive range of wall and base units with laminate worktops and upstands incorporating a resin sink unit with a chrome mixer tap. Integrated oven and electric hob, spaces and plumbing for a washing machine, fridge and freezer. Vinyl flooring, radiator, ceiling spotlights and a north easterly facing window with views over the marshes towards the sea. Glazed double doors leading into:

## **DINING ROOM**

2.83m x 2.68m (9' 3" x 8' 10")

A light and airy room with double aspect windows with views over the marshes towards the sea. Radiator.

## **SITTING ROOM**

6.31m x 4.15m (20' 8" x 13' 7") at widest points.

A spacious L-shaped room with double aspect windows with views over the marshes towards the sea, exposed brick open fireplace with a tiled hearth, 3 radiators.

## **OUTSIDE**

Sandpipers is approached over an extensive gravelled driveway providing parking for several cars/boats etc and leading to the garage. The front garden has 2 small lawned areas, specimen tree, hedged boundaries and a step leading up to the front entrance door with a storm porch over and outside light.

A five bar gate opens onto the main garden which is south westerly facing and wrap around the property to the side and rear. The garden comprises a shaped lawn with well stocked shrub and flower beds, specimen trees and a paved terrace with a pergola over opening out from the boot room and bedroom 3. Access to the utility room, outside lighting, boundary walls and timber panel fencing, plastic oil storage tank and a pedestrian gate to the side leading to the front of the house.

## **GARAGE**

5.19m x 2.82m (17' 0" x 9' 3")

Attached brick built garage with timber double doors to the front, power and light and a door to the utility room.

## **UTILITY ROOM**

3.42m x 2.48m (11' 3" x 8' 2")

A useful room which could provide an 'Off the Beach Room' with the addition of a shower etc. Base cupboard with a laminate worktop incorporating a stainless steel sink, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring, windows to the rear and side and a door leading outside to the 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 Sandpipers 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. 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**

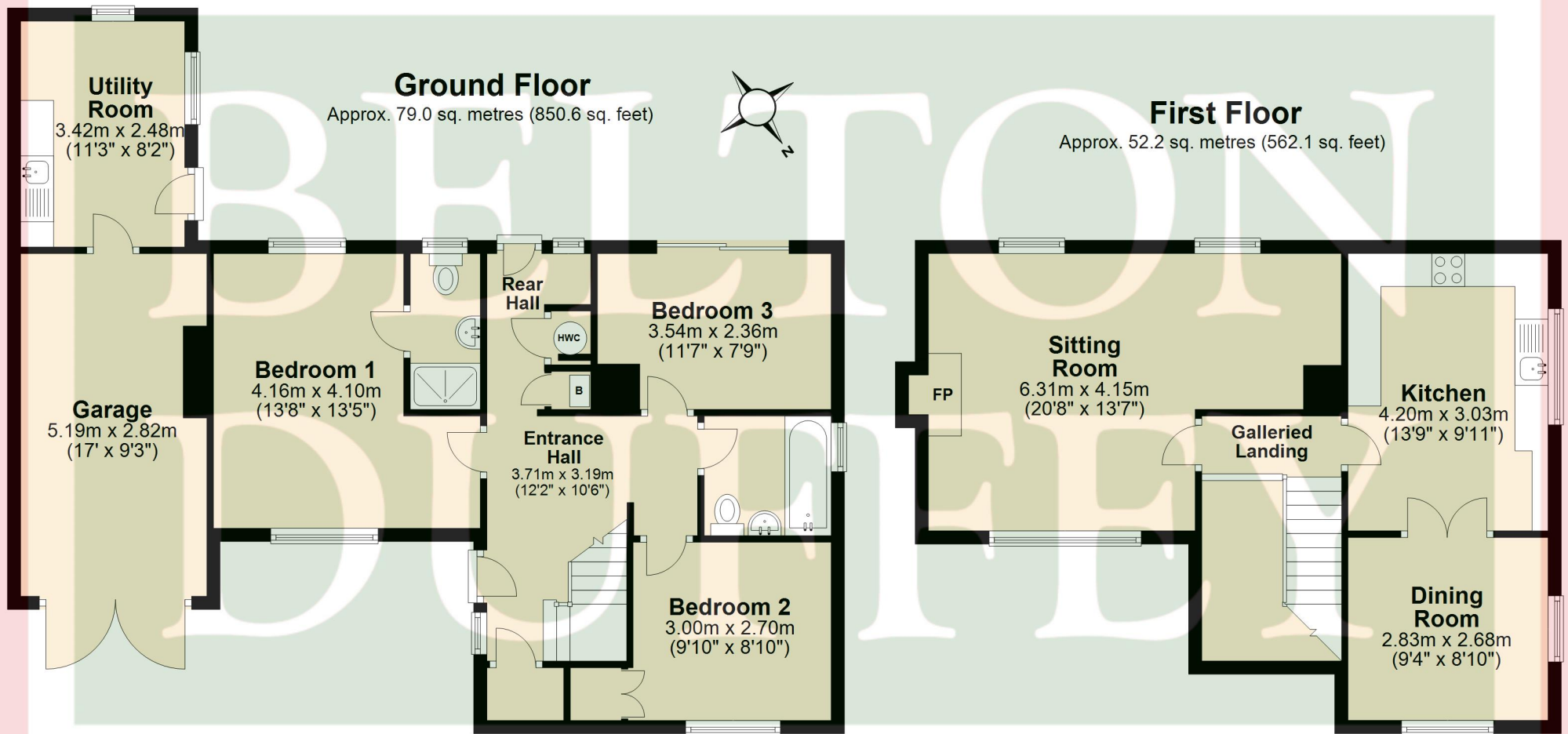
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 131.3 sq. metres (1412.8 sq. feet)





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