



28 Castle Cottages, Thomham
Guide Price £260,000

28 CASTLE COTTAGES, THORNHAM, NORFOLK, PE36 6NF

A semi detached ex-local authority bungalow with spacious 2 double bedroom accommodation and attractive west facing wrap around gardens. No chain.

DESCRIPTION

28 Castle Cottages is a rare opportunity to purchase an ex-local authority bungalow situated in the ever popular north Norfolk village of Thornham. The property is semi detached and has accommodation comprising a porch and reception hall which leads to a sitting/dining room, kitchen/breakfast room and a cloakroom. There is also a principal bedroom suite with a fitted dressing room and shower room, plus another double bedroom. Further benefits include oil-fired central heating to radiators with a wood burning stove installed in the sitting room, UPVC double glazed windows and doors throughout and oak veneer internal doors.

Outside, the property has attractively landscaped gardens which are mainly west facing but wrap around the property to 3 sides with a useful outbuilding, workshop, greenhouse and shed. Unrestricted on-street parking is available close by.

28 Castle Cottages is being offered for sale with no onward chain but please note that a restrictive covenant applies which states that the property may only be sold to a purchaser who has been resident in or worked in the county of Norfolk for the 3 years prior to purchase.



SITUATION

Thornham is a picturesque, coastal conservation village with a small harbour, marshes and a wide, sandy beach fringed by dunes and pinewoods. Its creeks were famous during the 18th and 19th centuries for their smuggling activities with gangs of locals unloading contraband alcohol, tobacco and wool by moonlight.

Today the coastline attracts walkers along the North Norfolk Coastal Path, birdwatchers, sailors, golfers and visitors enjoying the beach and many other nearby places of interest including the Burnhams, Wells-next-the-Sea and the Holkham Estate. On the doorstep, Thornham has a church, village stores, a good selection of pubs and eateries and a number of individual shops and businesses at Drove Orchards.

PORCH

UPVC French doors lead from the front of the property into the porch with quarry tiled floor and a partly glazed UPVC door leading into:

RECEPTION HALL

4.91m x 1.17m (16' 1" x 3' 10")

Recessed door mat, built-in storage cupboard, ladder style radiator and doors to the principal rooms.

CLOAKROOM

2.20m x 0.89m (7' 3" x 2' 11")

Wall mounted wash basin, WC, tiled floor and splashbacks, towel radiator and a window to the rear with obscured glass.

KITCHEN/BREAKFAST ROOM

4.00m x 3.37m (13' 1" x 11' 1") at widest points.

A range of base and wall units with laminate worktops over incorporating a stainless steel sink unit. Integrated oven and ceramic hob with an extractor hood over, spaces and plumbing for a washing machine, dishwasher, fridge and freezer. Tiled floor and walls, radiator and a further ladder style radiator, double aspect windows to the rear and side and a partly glazed UPVC door leading outside to the rear garden.

SITTING/DINING ROOM

4.72m x 3.75m (15' 6" x 12' 4") at widest points.

Wood burning stove on a tiled hearth with an exposed flue, 2 radiators, built-in storage cupboard, window to the rear and UPVC French doors leading outside the garden.

BEDROOM 1

3.59m x 3.09m (11' 9" x 10' 2") at widest points.

Radiator, window overlooking the front garden and a wide opening to:



DRESSING ROOM

2.74m x 1.78m (9' 0" x 5' 10")

Extensive range of fitted wardrobes and drawer units with a dressing table. Door leading into:

SHOWER ROOM

2.74m x 2.34m (9' 0" x 7' 8")

Corner shower cubicle with an electric shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Built-in cupboard housing the oil-fired central heating boiler, tiled walls, towel radiator, shaver point and a window to the front with obscured glass.

BEDROOM 2

3.37m x 3.25m (11' 1" x 10' 8")

Built-in wardrobe cupboard, radiator and a window overlooking the front garden.

OUTSIDE

28 Castle Cottages is set back from the cul de sac behind a mature hedged boundary with a paved walkway to the front porch with outside light, attractively planted gravelled garden to one side and a small lawn to the other.

The walkway continues to the side of the property where a tall timber pedestrian gate leads to the mainly west facing rear garden. The garden is a delight comprising walkways which meander through well stocked shrub and plant beds and lawned areas. There is a range of garden buildings including a brick built outbuilding with power and light, timber workshop, greenhouse and plastic storage shed. Fenced boundaries, plastic oil storage tank, outside lighting.

Unrestricted on-street parking is available close by on the cul de sac.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, follow the A148 coast road heading west through Holkham, Burnham Overy and Deepdale, Brancaster, Titchwell and on into Thornham. Take the first left into Castle Cottages continuing to the T junction and turn right where you will see number 10 in front of you on the left-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 D.

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

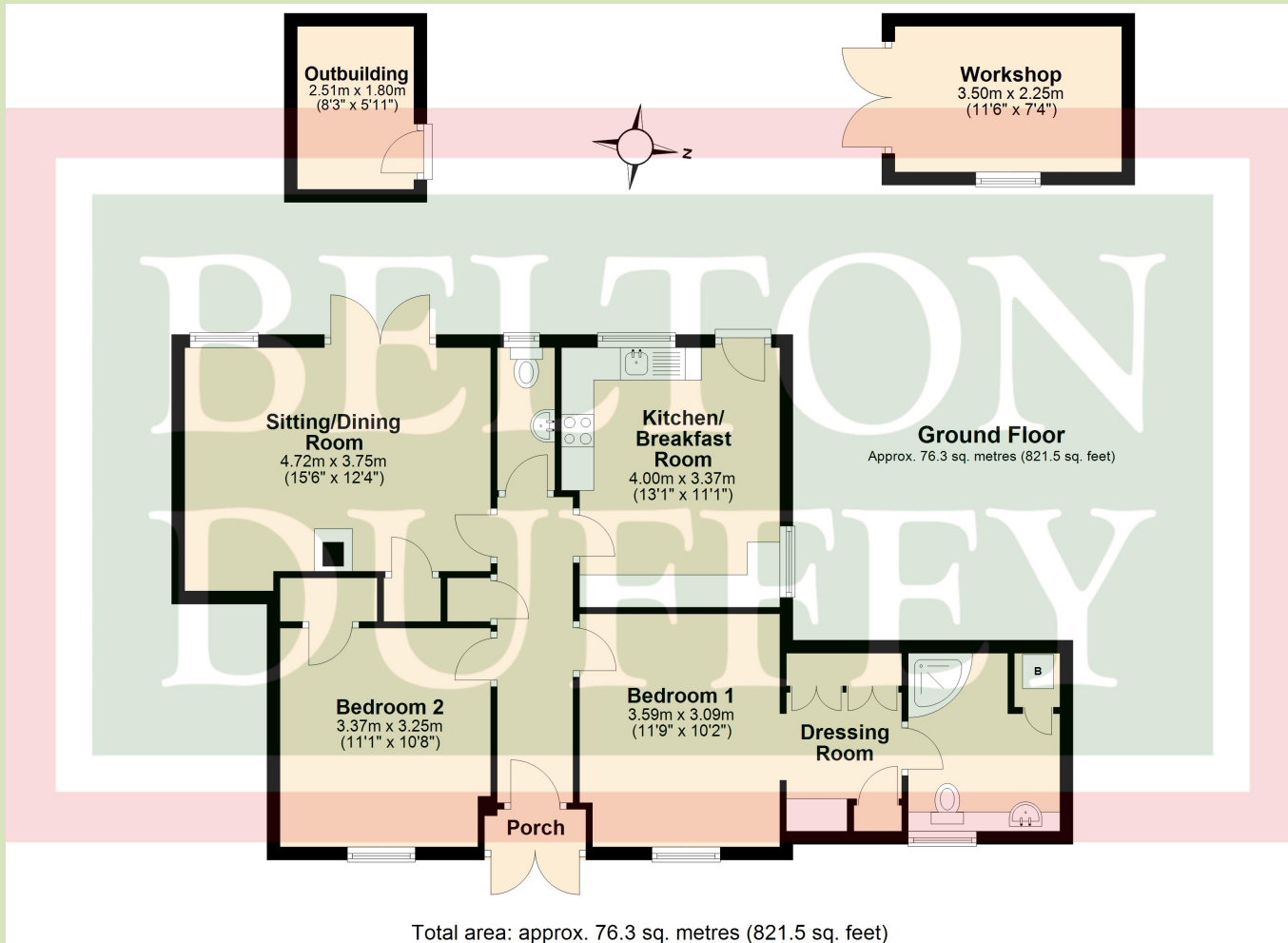
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

