



End Cottage, Burnham Market
£975 per calendar month

BELTON DUFFEY



END COTTAGE, BACK LANE, BURNHAM MARKET, NORFOLK, PE31 8EY

A beautifully presented end of terrace period cottage of character with lovely garden in quiet Burnham Market location.

DESCRIPTION

Pleasantly situated at the end of a small terrace off Back Lane within easy walking distance of Burnham Market centre, this well presented period cottage of character offers charming accommodation with stripped floors and latch doors combining modern features together with an enclosed south backing garden.

The accommodation includes large lounge/dining room with feature fireplace, kitchen, two double bedrooms and bathroom on the first floor. Heating is by way of a modern electric radiator system with App control.

SITUATION

Burnham Market is a beautiful, traditional village, close to the North Norfolk Coast, having a full range of shops which include numerous independent boutiques, Post Office, antiques shop, doctor's and dentist surgeries, jewellery shop, garage, butchers and food shops, fishmongers, wine merchant, deli, and bakery. With a fine parish church and a range of pubs including the famous "Hoste Arms" hotel and great restaurants including Socius and No. 29, Burnham Market centre is situated around a village green with mainly Georgian houses in what is considered an extremely desirable village.

The Burnhams comprise 6 villages situated on the North Norfolk Coast, an area of Outstanding Natural Beauty with miles of unspoilt beaches and wild salt marshes punctuated by creeks and small ancient harbours. Wells-next-the-Sea is located 5 miles to the east passing through the spectacular Holkham Estate whilst, to the west, Brancaster Staithe offers excellent sailing and watersports.

DINING AREA

2.76m x 2.60m (9' 1" x 8' 6")

Covered storm porch and stable door, multi-paned window to front, stripped floorboards, recess housing cast iron range (non operational), electric radiator, door to staircase to first floor, understairs storage cupboard, exposed ceiling beam, open plan to;

SITTING ROOM

3.67m x 3.44m (12' 0" x 11' 3")

A characterful and cosy room with multi-paned window overlooking the garden and stable door to rear, feature open fireplace with flagstone hearth and ornate pine surround, stripped floorboards, 2 electric radiators.

KITCHEN

2.17m x 1.54m (7' 1" x 5' 1")

Multi-paned window to rear with pleasant aspect over the garden, door to front, range of floor and wall mounted storage units in hand painted cream finish, granite worksurfaces with inset butler sink unit and swivel mixer tap, splashback tiling, recess and point for electric cooker, recess for under worksurface fridge, recess and plumbing for automatic dishwasher, wall mounted electric radiator, 3 wall light points, extractor fan.

FIRST FLOOR



LANDING

Access to loft space, stripped floorboards, doors to;

BEDROOM 1

3.67m x 2.20m (12' 0" x 7' 3")

Multi-paned window to rear with pleasant aspect over the garden, feature cast iron fireplace, wall mounted electric radiator.

BEDROOM 2

2.70m x 2.60m (8' 10" x 8' 6")

Multi paned window to front, feature exposed brickwork and wall and ceiling beams, stripped floorboards, wall mounted electric radiator.

BATHROOM

Multi-paned high level window to side, suite comprising panelled bath with electric shower over and folding shower screen, corner wall mounted wash basin and high flush WC, extensive tiling, heated towel rail, exposed wall beams, extractor fan.

OUTSIDE

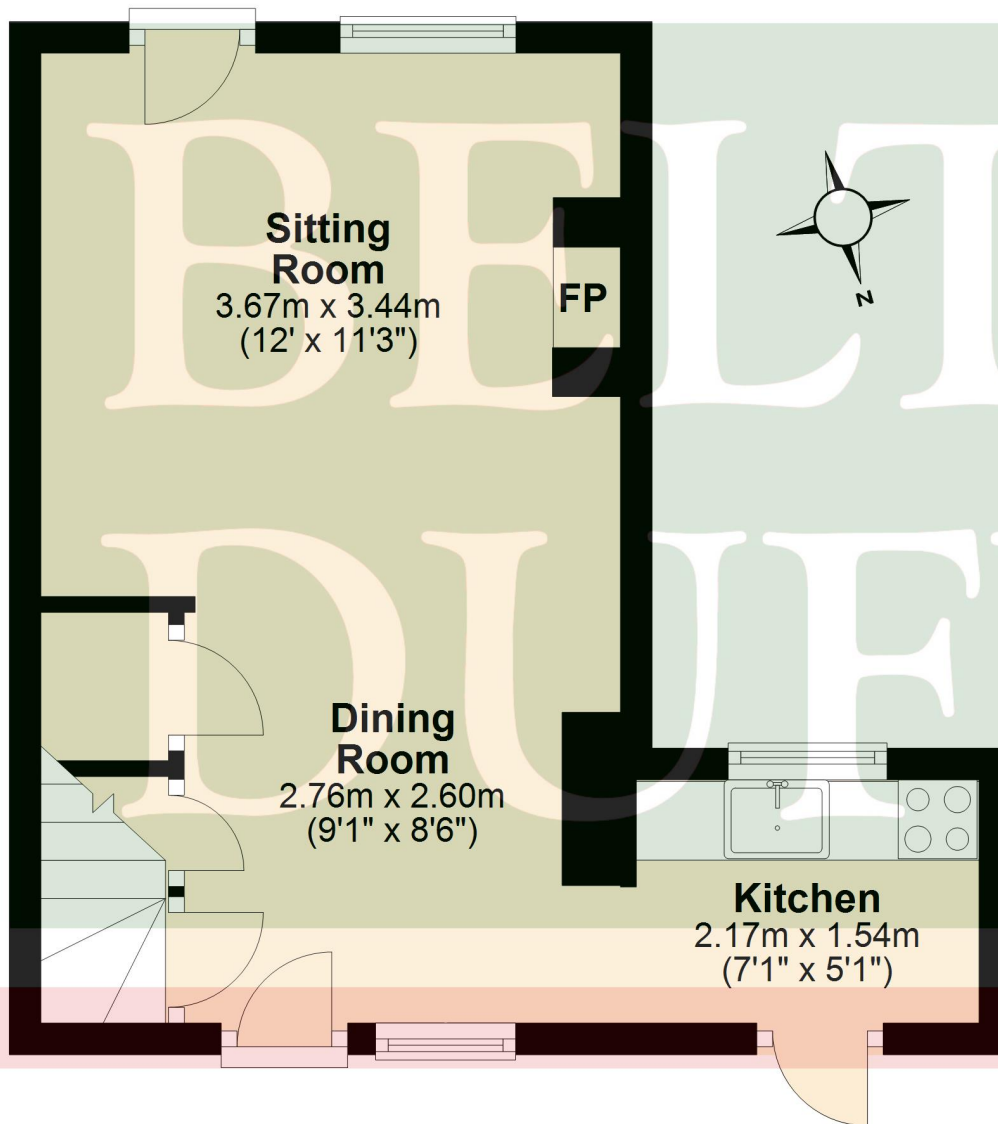
Gated access to front of End Cottage with private block paved and flagstone courtyard, pathway to side of property giving access to the rear garden which has a sunny southerly aspect, mainly laid to lawn with shrub borders and mature hedging to boundaries, paved terrace area, large timber garden shed.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -
[right-to-rent service.gov](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £975.00. (Capped at no more than 5 weeks' rent).
- 5) To be let furnished or unfurnished.
- 6) Pets considered
- 7) Initial 12 month tenancy preferred.

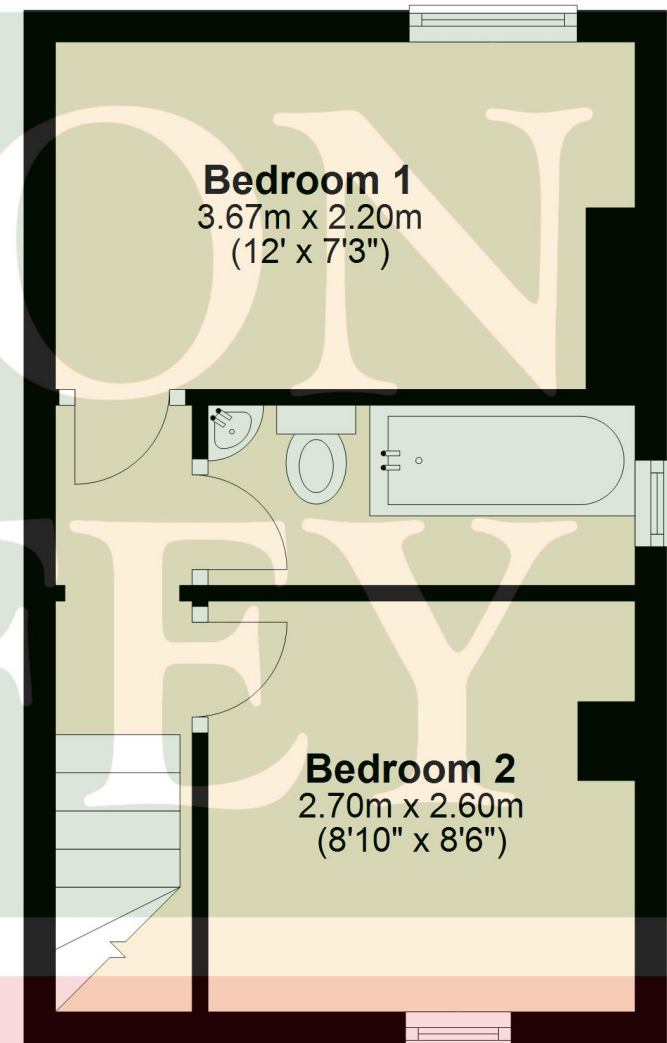
Ground Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 48.6 sq. metres (522.7 sq. feet)

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Hunstanton. After Holkham, turn left signposted Burnham Market and, after Burnham Overy Town, follow the sharp bend round to the left and on into Burnham Market. Pass Burnham Market Stores on your right and take the next left into Ulph Place bearing left again on the B1355 Creak Road.

Take the right hand turn into Back Lane immediately after the petrol station and follow Back Lane, bearing sharp left, for approximately 400 metres and the terrace with End Cottage can be found on the right, just past the turning for Sutton Estate.

OTHER INFORMATION

Mains water, mains drainage and mains electricity.

Electric radiator heating. EPC Rating Band E.

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

VIEWING

Strictly by appointment with the agent.





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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.

