



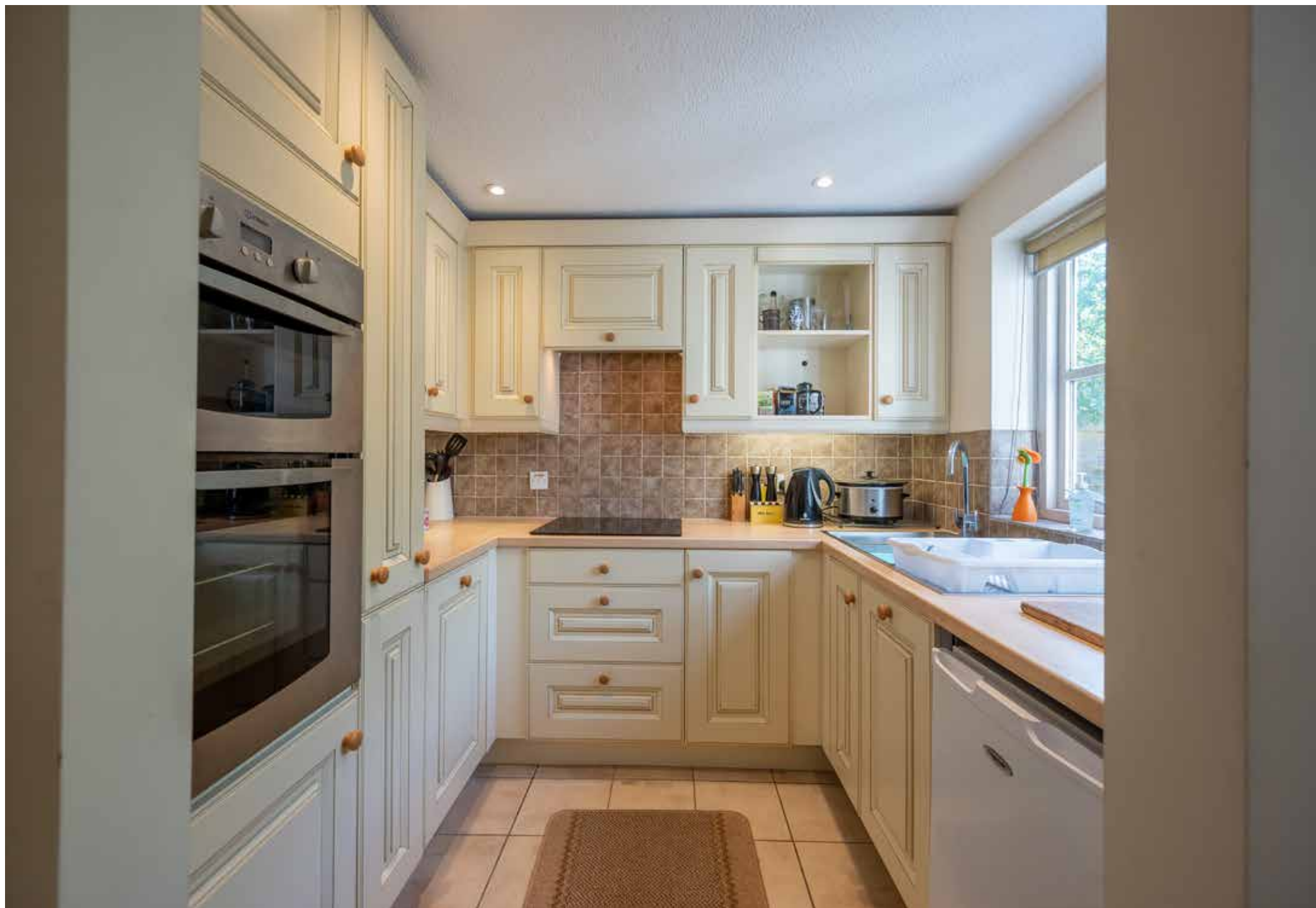
Polstede Place
North Street | Burnham Market | Norfolk | PE31 8UR

A CUT ABOVE



In the heart of Burnham Market, one of the most sought-after villages in North Norfolk, this end of terrace semi-detached house with a stylishly designed interior boasts amazing views over All Saints Church. With two double bedrooms, a downstairs shower room, and a garden room from which to enjoy the south-facing garden, beyond which there is a beautiful and beautifully maintained communal garden stocked with many specimen trees and rich in wildlife. It is an ideal base from which to explore the nearby beautiful Norfolk coastline whilst having all the village shops and celebrated restaurants within a few minutes' walk. This property is one not to be missed and early viewing is recommended.







- Central village location in attractive, quiet and safe development
- Wonderful light, open-plan living space
- Garden room and south facing terrace
- Two good sized bedrooms
- Family bathroom and ground floor shower room
- Garage
- Stunning communal gardens
- Peaceful and secure
- Minutes from the North Norfolk coast

Perfect Home

At the end of the terrace, this two-bedroom property was home to the present owners' father. "It was a really great place for dad to live. Being widowed and needing to be close to his children and have access to shops, it was perfect," they said. With wonderful views over All Saints Church and a stylishly designed interior, the property is ideally situated for access to the village green, and the highly regarded restaurants and amenities found in the lively village of Burnham Market.

The L-shaped reception room is divided to create both a sitting and a dining area, enhanced by the pleasant double aspect to both the front and rear. A modern fitted kitchen, ground floor shower room and a garden room complete the ground floor accommodation. Upstairs, there are two double bedrooms, the master bedroom with a separate dressing area, and both are served by the family bathroom. Underfloor heating has been installed to some of the rooms. During their father's time at the property, a number of improvements were made, including enlarging the downstairs shower, and the addition of further lighting in the downstairs sitting and dining areas. "They can be angled to light up pictures on the wall - of which dad had many!" the owners said.

"The other people who live there are really fabulous and were always willing to look out for him if needed," the present owners said when discussing the benefits that the property provided their father. "His last few years he was unable to look after himself and he had a fulltime carer living there with him, and there was plenty of room for the two of them. They went out on lots of excursions, usually by bus. the Coast Hopper is great and when dad was in a wheelchair, they always helped with getting him on and off the bus."

Outside

The property offers not just the south-facing garden with large shrubs to give a feeling of privacy, but also large and well-maintained communal gardens, which are bordered by beech hedging and dotted with mature trees. "The garden is looked after beautifully, and dad loved to sit out either on his bench in his own little bit of garden or out in the main space where there are two more benches for communal use."

Vehicular access to the property is via the shared driveway which leads around to the rear. Here a turning area/parking area sits in front of the block of garages, one of which belongs to the property.

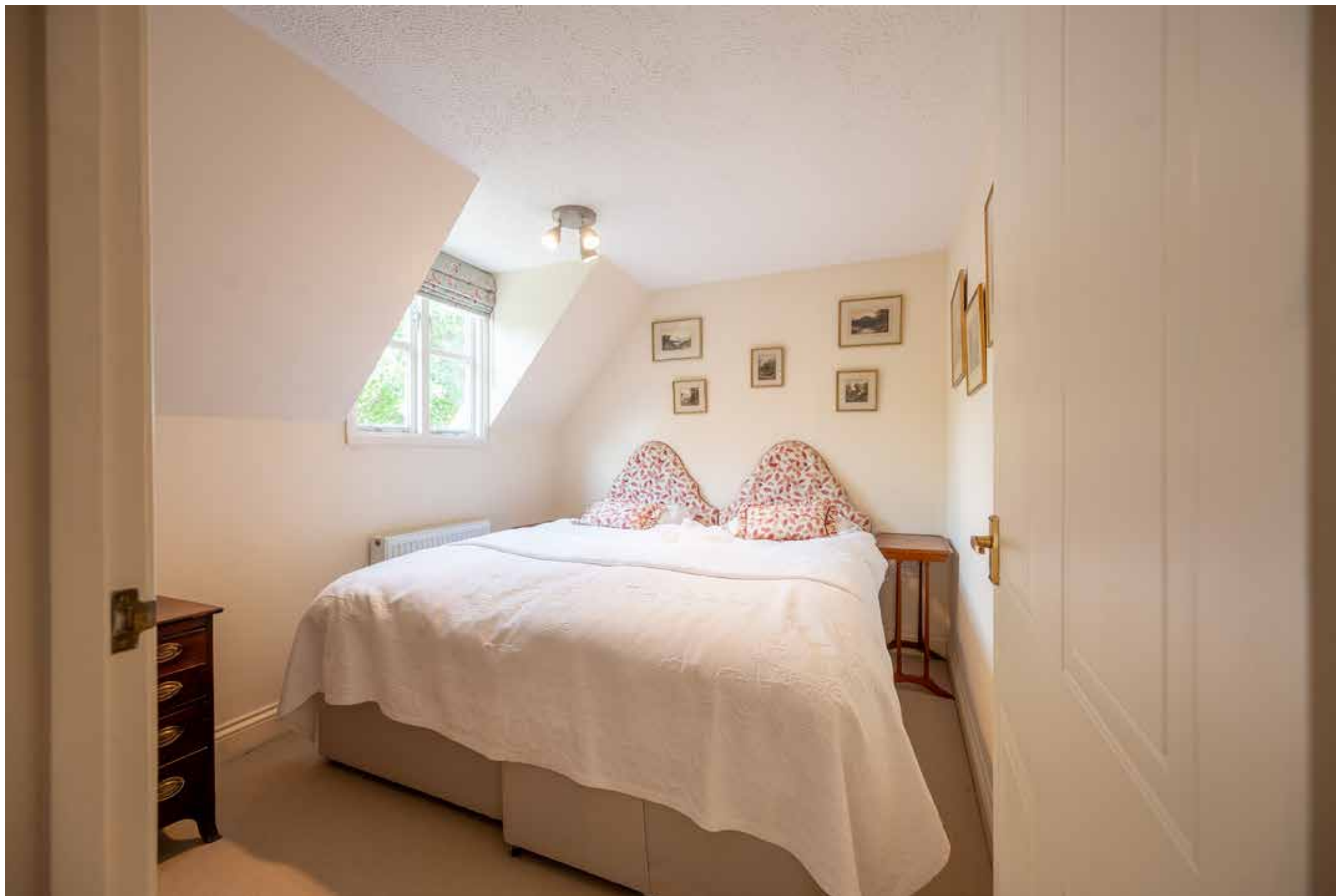
Thriving Village

"There are lots of kindred spirits in Burnham Market and a great bridge club in the village hall," the owners said. Located a few minutes from the coast, Burnham Market is a stunning Georgian village with a green surrounded by eighteenth century houses, shops, stylish boutiques and The Hoste Arms, one of the best known and most popular places to eat and drink in North Norfolk. The village is well served by shops, including a butcher, baker, post office, grocers, fish shop, wine shop and some fabulous restaurants. It also has a range of amenities including GPs' and dental surgeries, a primary school and post office. The village playing field has all weather tennis courts.

The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail links to London King's Cross are found at King's Lynn. Wells is a ten-minute drive with Holkham at seven minutes, and if the facilities offered by a town are required, Fakenham is fifteen minutes by car.







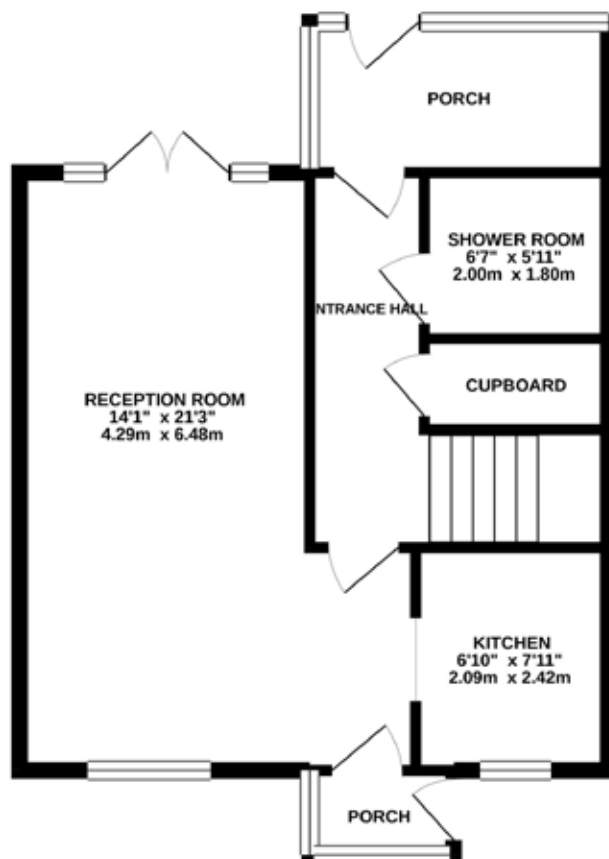




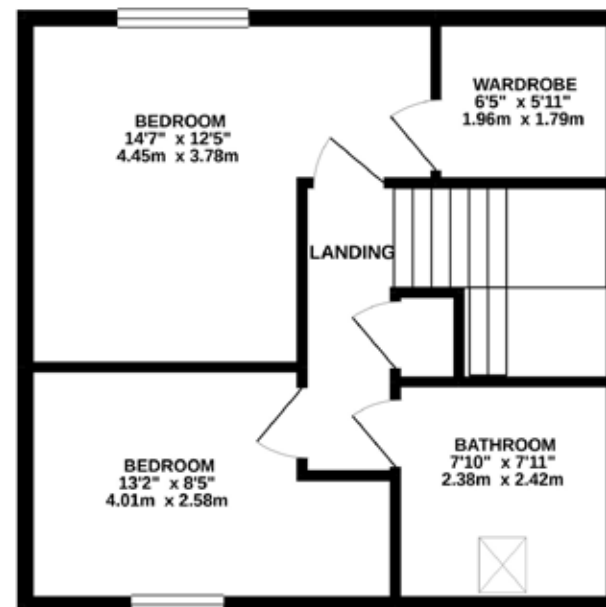




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Located a few minutes from the coast in an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk. A stunning Georgian village with a green surrounded by 18th century houses, shops, designer boutiques and, The Hoste Arms, one of the best known and most popular places to eat and drink in North Norfolk. The village has a range of amenities including doctors' and dental surgeries, pharmacy, primary school and post office. An abundance of small village shops including butcher, fresh fish shop, beauty and hair salon together with bookshops, art galleries, a good wine merchant, and a popular delicatessen. The village playing field has all weather tennis courts.

How Far Is It To...

The historic market town of Fakenham is found approximately 11 miles away with a host of amenities including supermarkets, the popular market day on a Thursday and also a farmers market once a month. Kings Lynn is within 22 miles and for those visiting Norwich this can be found within 36 miles.

Directions...

Leave our North Norfolk office on the A148 taking the right hand turn on the B1355 heading north-west and sign posted Burnham Market. Continue along Creake Road and the property will be located on the left hand side before you reach Burnham Motors Garage. There will be a Fine & Country For Sale board at the property.

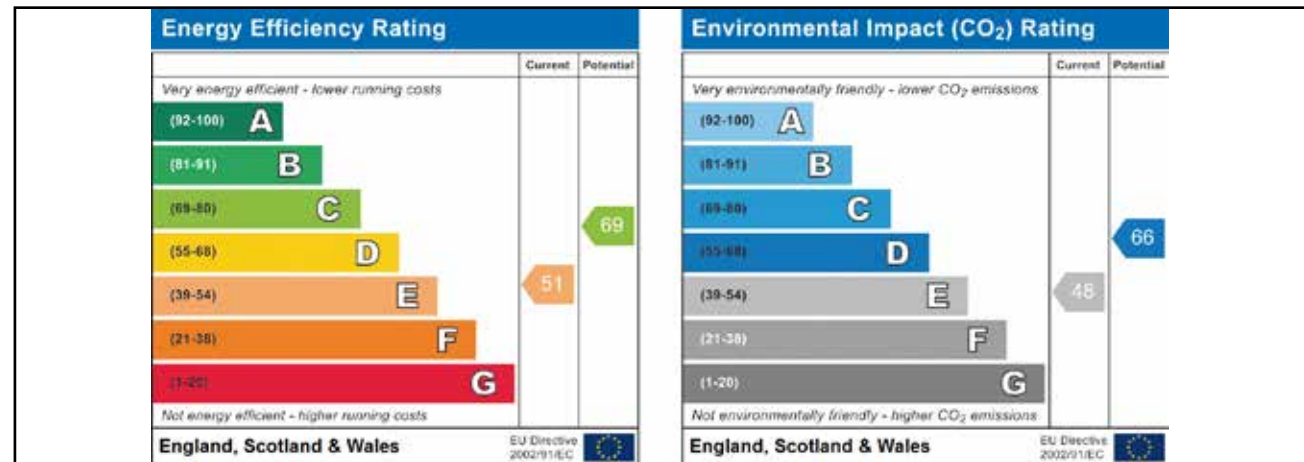


Services

Electric Heating, Mains - Water
Kings Lynn and West Norfolk Borough Council - Band C



Fine & Country Fakenham Office
1 Bridge Street, Fakenham
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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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