



**Burghwood Drive, Mileham, King's Lynn, PE32 2QU**

**welcome to**

**Burghwood Drive, Mileham, King's Lynn**

>> 75% SHARED OWNERSHIP!! A great chance to get your hands on this 2 double bedroom semi-detached house, located within a well-regarded development in the village of Mileham. Boasting a dual-aspect lounge, modern kitchen with pantry, private rear garden, driveway parking & more!





## Description

A fantastic opportunity to purchase a 75% shared ownership share of this two bedroom semi-detached house, located on the edge of the mid-Norfolk village of Mileham, offering commuting routes to local towns and sitting within the catchment area of Litcham High School.

The accommodation comprises an entrance hall with stairs rising to the first floor landing, welcoming dual-aspect lounge, modern fitted kitchen with some built-in appliances, rear lobby and cloakroom w.c. On the first floor, there are two generous sized bedrooms, both offering built-in storage cupboards, and a family bathroom.

Outside, there is a hard standing driveway which provides tandem off-road parking for two cars, together with an enclosed rear garden featuring lawn and patio. Further benefits include double glazed windows throughout and night storage heaters.

This home is ideal for first time buyers or downsizers looking to enjoy modern living within a sought-after village, with the benefits of shared ownership.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Stairs rising to first floor landing, electric heater and door opening to;

### Lounge

15' 8" x 11' 3" ( 4.78m x 3.43m )

Fitted carpet flooring, under stairs storage cupboard, inset ceiling spotlights, two night storage heaters, dual aspect double glazed windows to front and side aspects, and door opening to;

### Kitchen

13' x 10' 3" ( 3.96m x 3.12m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, built-in electric oven, inset electric hob with tiled splashback and extractor hood over, integrated fridge freezer, space for washing machine and tumble dryer, pantry, wood effect flooring, inset ceiling spotlights, double glazed window to rear aspect and door opening to;

### Rear Lobby

Wood effect flooring, double glazed external door opening to the rear garden and door opening to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, vinyl flooring and heated towel rail.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, night storage heater and doors opening to all bedrooms and family bathroom.

### Bedroom One

14' 7" x 9' 2" ( 4.45m x 2.79m )

Fitted carpet flooring, built-in storage cupboard, inset ceiling spotlights, night storage heater and two double glazed windows to rear aspect.

### Bedroom Two

14' 7" x 9' 3" ( 4.45m x 2.82m )

Fitted carpet flooring, built-in storage cupboard, inset ceiling spotlights, night storage heater and two double glazed windows to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, shaver light, vinyl flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

To the side of the property, there is a hard standing driveway which provides tandem off-road parking for two cars. The remainder of the front is laid to lawn, enhanced by shrub beds and a brickweave pathway leading to the side gate.

To the rear, there is a privately-enclosed garden, laid predominately to lawn with a paved patio seating area, ideal for outdoor entertaining and relaxing, alongside raised flower beds.

## Location

The historic village of Mileham is situated around 8 miles from the bustling market towns of Dereham, Swaffham and Fakenham, approximately 30 miles from the North Norfolk Coast and within easy reach of the City of Norwich and King's Lynn. The village boasts a Post Office/general store, village hall and lies within the well-regarded Litcham High School catchment area. The neighbouring village of Litcham boasts amenities including a butchers, church and Methodist chapel, fish and chip shop and a health centre. Litcham Common is situated to the south of the village on the "Nar Valley Way" long distance footpath, which runs from Dereham to King's Lynn. The common consists of 60 acres of mixed woodland and heath.

## Agents Note

Please note the listing price shown of £185,000 is a 75% share, based on the full market value of £246,667. We understand the property is leasehold. The lease length is 125 years from and including 27 April 2018. The current ground rent is £100.00 per annum and the current buildings insurance is £270.00 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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welcome to

## Burghwood Drive, Mileham

- \*\*75% SHARED OWNERSHIP\*\*
- 2 Double Bedroom Semi-Detached House
- Modern Living Throughout
- 'A' Rated Energy Efficiency
- Cloakroom And First Floor Bathroom
- Enclosed Rear Garden
- Driveway Parking For 2 Cars
- Popular Development In A Sought-After Village

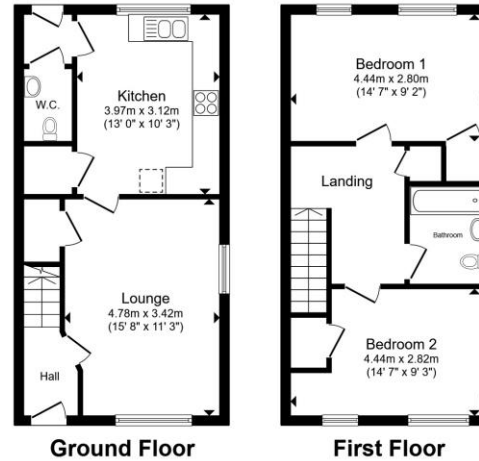
Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £183,750



Total floor area 76.5 m<sup>2</sup> (823 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117772 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)