



**10 Church Walk, Burnham Market King's Lynn PE31 8DH**

**welcome to**

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A wonderful family home with a self-contained annexe situated in the ever popular village Burnham Market . This property is well maintained throughout with 2 reception rooms, 3 bedrooms, 2 bathrooms, utility, conservatory, a spacious garden, ample parking & the annexe being a successful holiday let.



### **Entrance Porch**

Door to the front.

### **Entrance Hall**

Telephone point, radiator and door to the front.

### **Lounge**

23' 1" x 11' ( 7.04m x 3.35m )

Electric fire with brick fireplace, TV point, radiator, uPVC window to the front and rear of the property.

### **Kitchen / Diner**

16' 1" x 11' ( 4.90m x 3.35m )

Kitchen with wall and base units, 1/2 composite sink with drainer, cooker with extractor over, integrated fridge, space for dishwasher, tiled floor, radiator and uPVC window to the rear.

### **Utility Room**

Wall and base units, space and plumbing for washing machine, tumble dryer, fridge freezer, boiler, stainless steel sink with drainer, tiled floor and door to the rear.

### **Conservatory**

17' 1" x 9' 1" ( 5.21m x 2.77m )

Tiled floor, radiator, uPVC door and window to the rear.

### **Landing**

Loft access and uPVC window to the side.

### **Bedroom One**

11' 8" x 11' 5" ( 3.56m x 3.48m )

Fitted wardrobes, radiator, telephone point and uPVC 2 windows to the front.

### **Bedroom Two**

11' 1" x 8' 10" ( 3.38m x 2.69m )

Fitted wardrobes, radiator and uPVC window to the rear.

### **Bedroom Three**

8' x 7' 11" ( 2.44m x 2.41m )

Radiator and uPVC window to the rear.

### **Bathroom (ground Floor)**

Bath with shower over, WC, wash hand basin, bidet, part tiled walls, tiled floor, radiator and uPVC window to the front.

### **Shower Room (ground Floor)**

Shower, WC, wash hand basin, part tiled walls, tiled floor, radiator and vanity unit.

### **Annexe**

#### **Kitchen**

9' x 8' ( 2.74m x 2.44m )

Kitchen with wall and base units, stainless steel sink with drainer, integrated oven and electric hob, space for washing machine and fridge, tiled splash back, outside door to front, door to the side and uPVC window to the front.

#### **Inner Hall**

Storage cupboard and radiator.

#### **Lounge**

13' x 9' 1" ( 3.96m x 2.77m )

Electric fire with mantel over, TV point, radiator and uPVC window to the front.

#### **Bedroom**

13' x 9' 1" ( 3.96m x 2.77m )

Radiator, TV point, patio doors and uPVC window to the rear.

#### **Bathroom**

Shower, WC, wash hand basin, vanity, heated towel rail, fan heater and extractor fan.

#### **Studio**

10' x 5' 1" ( 3.05m x 1.55m )

Electric heater, instant hot water, 2 wash hand basin's, door and window to the side. (Previously used as salon)

#### **Rear Garden**

Lawn with mature shrubs, trees hedged, 2 sheds, patio seating area and shingle.

### **Agents Note**

The property is subject to a Rural Area restrictive covenant (amended January 2024). For more information, please contact the office.



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## 10 Church Walk, Burnham Market King's Lynn

- Family home with self-contained annexe
- Sought after location
- Large rear garden
- Countryside views
- Ample driveway

Tenure: Freehold EPC Rating: E



# £485,000

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.focalagent.com



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Property Ref:  
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