



Introducing
West Street
North Creake

SOWERBYS

Upon arrival to this charming North Norfolk residence, prospective tenants are immediately welcomed in to an entrance porch which leads to the well appointed accommodation.

Without doubt, the hub of this stylishly renovated cottage is the open plan living accommodation which flooded in natural light, lends itself for entertainment and reception throughout all times of the day. The cosy sitting area, complete with operational wood burner, is ready to be enjoyed during the upcoming Autumnal months after a day of exploring the nearby picturesque coastline.

Adjacent to the sitting area, prospective tenants will find a dining area which provides adequate dimensions for a four/six seat table. Home to an abundance of both cupboard and worktop units, the bespoke fitted kitchen is perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, microwave, dishwasher and a fridge freezer.

Stairs in the dining area lead to the first floor bedroom and bathroom accommodation.

The primary bedroom within the cottage is a spacious double room providing versatile dimensions for all traditional furnishings. The second bedroom, another comfortable double room, is complete with fitted wardrobes and could be utilised as an office/study for those working remotely. Complementing the bedrooms, the contemporary bathroom comprises a shower, wash basin, WC, a heated towel rail and a wall mounted cupboard.

Externally, the property is approached via a gravel driveway providing for two vehicles in addition to ample on street parking. The enchanting private rear enclosed garden features a gravelled courtyard area, a brick built outhouse home to both a washing machine in addition to a tumble dryer, a timber structure summer house, a patio area ideal for al fresco dining, a low maintenance lawn and an array of mature shrubbery.

Available now on an initial 12 month tenancy.

NORTH CREAKE

An attractive village, North Creake is about 3 miles south of Burnham Market towards the market town of Fakenham.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which

offers a post office service twice a week and is home to the Amateur Dramatic Society. About a mile to the north, Creake Abbey hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things.

Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

COUNCIL TAX

Band B.

LOCATION

What3words: [:///gazette.bulge.defers](https://www.what3words.com/lookup/:///gazette.bulge.defers)

ENERGY EFFICIENCY RATING

E.The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

AGENT'S NOTES

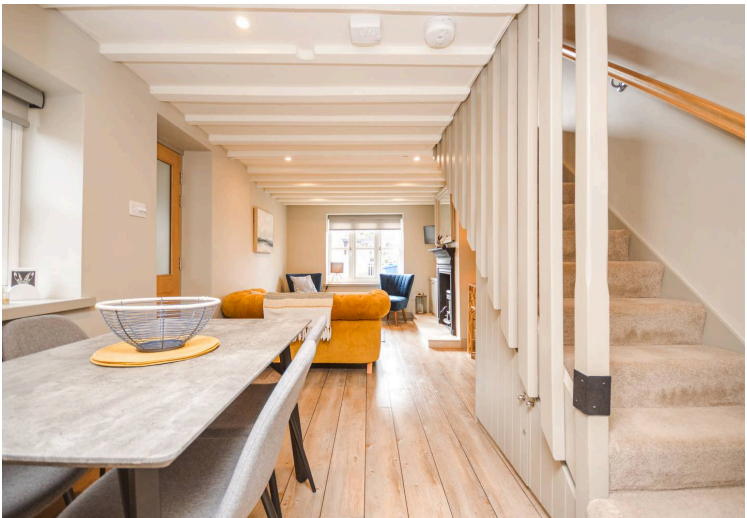
No Pets

Electric Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
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