



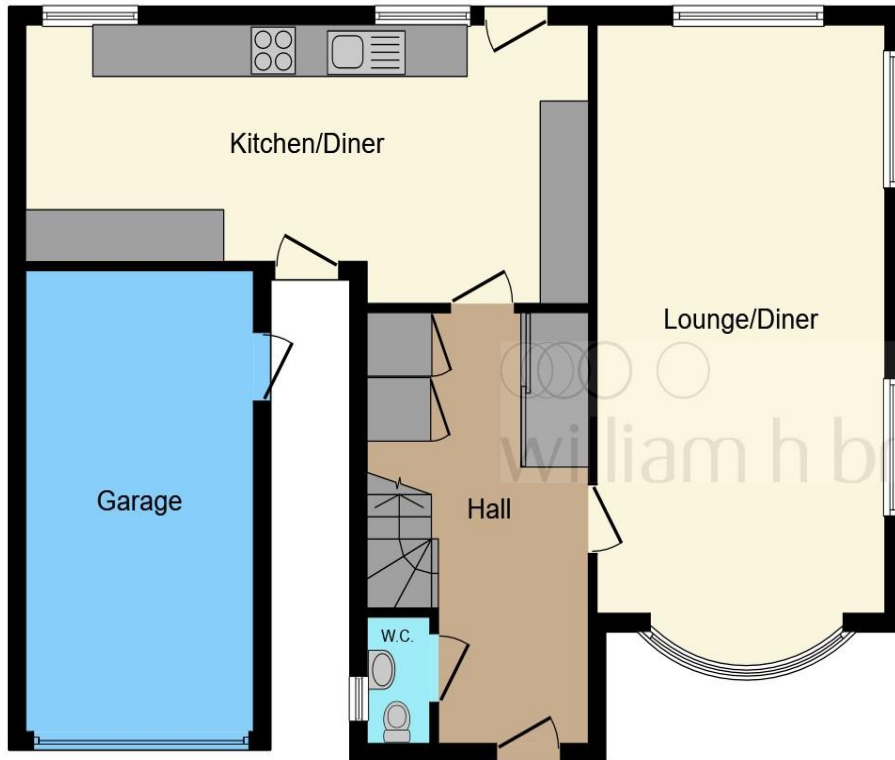
Dale End, Brancaster Staithe King's Lynn PE31 8DA

Welcome to

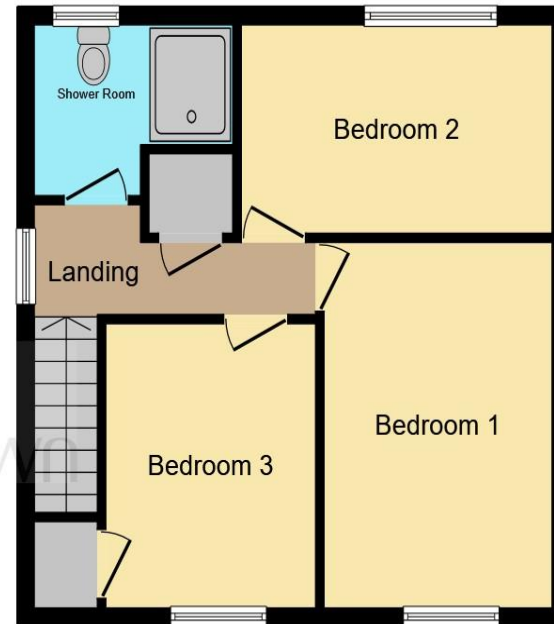
Dale End, Brancaster Staithe King's Lynn

Perfectly placed within walking distance of the renowned White Horse pub/restaurant and the scenic North Norfolk Coastal Path, this garage-linked three-bedroom house presents an exciting opportunity to enjoy life in the sought-after village of Brancaster. Whether as a second home by the sea or a full-time residence, it offers a blend of convenience, comfort, and coastal living. The ground floor provides a welcoming entrance hall, a spacious lounge/diner ideal for entertaining or relaxing, a fitted kitchen, and a practical cloakroom. Upstairs, there are three bedrooms and a family bathroom, creating well-balanced accommodation for couples, families, or visiting guests. Outside, the property enjoys both front and rear gardens, together with driveway parking and a garage, adding practicality to its appeal. With its proximity to stunning beaches, scenic walks, and excellent local dining, this home offers the perfect base from which to explore and enjoy North Norfolk. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Cloakroom

Lounge/Diner

22' 4" x 11' 5" (6.81m x 3.48m)

Breakfast Kitchen

20' 9" x 8' 3" extending to 10' 7" (6.32m x 2.51m extending to 3.23m)

First Floor

Landing

Bedroom One

14' x 9' 5" (4.27m x 2.87m)

Bedroom Two

12' 8" x 8' 1" (3.86m x 2.46m)

Bedroom Three

11' x 7' 1" plus wardrobe (3.35m x 2.16m plus wardrobe)

Shower Room

Outbuilding

17' 6" x 9' 5" max (5.33m x 2.87m max)

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

Welcome to

Dale End, Brancaster Staithe King's Lynn

- Desirable Brancaster location near White Horse pub and coastal path
- Garage-linked three-bedroom house
- Spacious lounge/diner, kitchen, and cloakroom
- Three bedrooms and family bathroom upstairs
- Front and rear gardens
- Driveway parking and garage
- Excellent second home or full-time residence opportunity
- Within easy reach of beaches, coastal walks, and local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107325



Property Ref:
HUN107325 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk