



THE STORY OF

Ambleside

Burgh Castle, Norfolk

SOWERBYS

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Ambleside
Burgh Castle, Norfolk
NR31 9HQ

Spacious Three Bedroom Detached Bungalow

En-Suite to Principal Bedroom

Wonderfully Presented Throughout

Sits Centrally in a Generous Plot

Highly Desirable Village Location

Low Maintenance Home

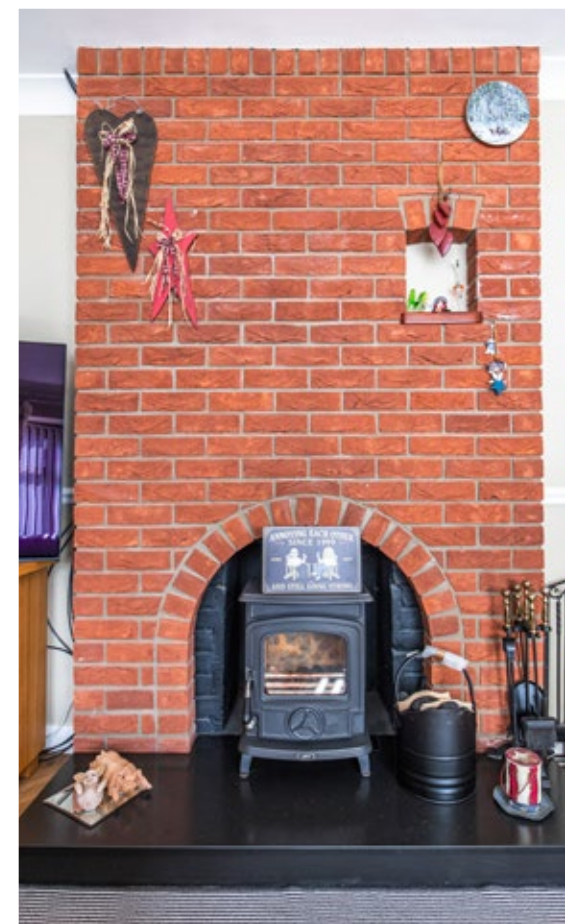
Handy One Bedroom Detached Annexe

Off Road Parking and Car Port

Vendors Have Found

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A wonderful, generously proportioned bungalow offering an appealing combination of space, flexibility and a wonderfully peaceful setting in the popular village of Burgh Castle.

Set back from Marsh Lane, the property occupies a generous plot with a broad driveway providing plenty of parking, while the established gardens create a private and welcoming approach. There is a real sense of calm here, yet everyday amenities and the surrounding coastline and countryside are all within easy reach – making this a home that works equally well for relaxed village life or as a base for exploring the wider area.

Inside, the accommodation is surprisingly spacious, with a comfortable sitting room, a separate dining room and a well-appointed kitchen providing plenty of room for everyday family life and entertaining. The garden room is a particularly enjoyable addition, opening the house to the garden and offering somewhere to sit and enjoy the changing seasons. Three bedrooms, including a principal bedroom with en-suite facilities, are complemented by a family bathroom and useful utility space.

One of the property's standout features is the detached annexe, created from the former garage and extending to around 248 sq ft. Thoughtfully arranged with its own sitting room/kitchen, bedroom and shower room, it offers genuine versatility. Whether used for visiting family and friends, multigenerational living, independent teenage space or perhaps a home-based business, it gives the property an added dimension that is increasingly sought after.

Outside, the generous plot provides plenty of opportunity to enjoy the garden, with established planting, lawns and areas to sit and unwind. The large driveway also gives the property excellent practical appeal, with ample space for several vehicles.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Burgh Castle

RURAL VILLAGE SURROUNDED BY COUNTRYSIDE AND WATERWAYS

Burgh Castle is a characterful village set within the Norfolk countryside, close to the southern edge of the Broads and approximately five miles from Great Yarmouth. Surrounded by open landscapes and waterways, the village offers a peaceful setting while remaining within easy reach of everyday amenities in nearby Belton, Gorleston and Great Yarmouth.

The area is particularly well known for the historic Burgh Castle Roman Fort, one of the best-preserved Roman monuments in Britain, with far-reaching views across Breydon Water and the surrounding marshes. The village also has a traditional pub, while a wider choice of shops, schools, healthcare facilities, restaurants and leisure amenities can be found within the surrounding towns.

For those who enjoy the outdoors, scenic footpaths lead through the surrounding countryside and alongside the waterways, with the long-distance Angles Way passing through Burgh Castle. The Norfolk Broads, nearby coastline and Great Yarmouth provide plenty more to explore, making Burgh Castle an appealing location for those seeking a quieter village lifestyle with good access to the coast and nearby towns.



Note from the Vendor



“A calm countryside setting, with the coast and wider Norfolk close by.”



SERVICES CONNECTED

Mains water, drainage and electricity, Air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2168-1403-5137-1119-3973

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///yachting.ambition.parade

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SOWERBYS

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