



A DETACHED FOUR BEDROOM HOUSE WITH SEA VIEWS FROM THE FIRST FLOOR A SHORT WALK FROM THE COASTAL PATH

6 Roman Way, Brancaster, Norfolk PE31 8XA

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**6 Roman Way
Brancaster
King's Lynn
Norfolk PE31 8XA**

A detached four bedroom house with sea views from the first floor situated just a short walk from the coastal path

Guide Price: £795,000

BUR210053 (21.03.24)

- Detached property of 1700 sq.ft.
- First floor open-plan reception with coastal views.
- Offered with no onward chain.
- Neutral presentation throughout.
- Ground floor; Entrance Hall, Cloakroom/Shower Room, Utility Room, Master Bedroom with En-suite and two double Bedrooms. First Floor; Kitchen/Dining Family Room and double Bedroom with En-suite Shower Room.
- Outside; two parking spaces and a detached single garage. South-facing rear garden largely laid to lawn with a paved terrace.
- Desirable features include oil-fired central heating, double glazed windows, two Juliette balconies to first floor, fitted carpets, tiled floors to bathroom and oak flooring to the first floor.





SERVICES - Mains Electricity, Water & Drainage

COUNCIL TAX BAND - D

BROADBAND – Open reach indicate that Superfast Broadband is available to the property

MOBILE COVERAGE - Ofcom indicate that Three, Vodafone and O2 have voice inside the property & Three and O2 have data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.

BRANCASTER is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, bird reserves and sailing. The Royal West Norfolk Golf Club provides a challenging links course and lies between the salt marsh and the beach. The village has a thriving public house, a village stores, a primary school and a medieval flint church with a square tower. The neighbouring village of Brancaster Staithe has a natural harbour mainly used by pleasure-craft from the sailing club. A little further along the coast is the Georgian village of Burnham Market which offers an eclectic range of individual shops, cafés and pubs with barely a high street chain in sight.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

AGENTS NOTE; A restrictive covenant states "Not to carry on upon the said property or any part thereof any trade business and not to use the premises for any other purposes than those of a private residence"







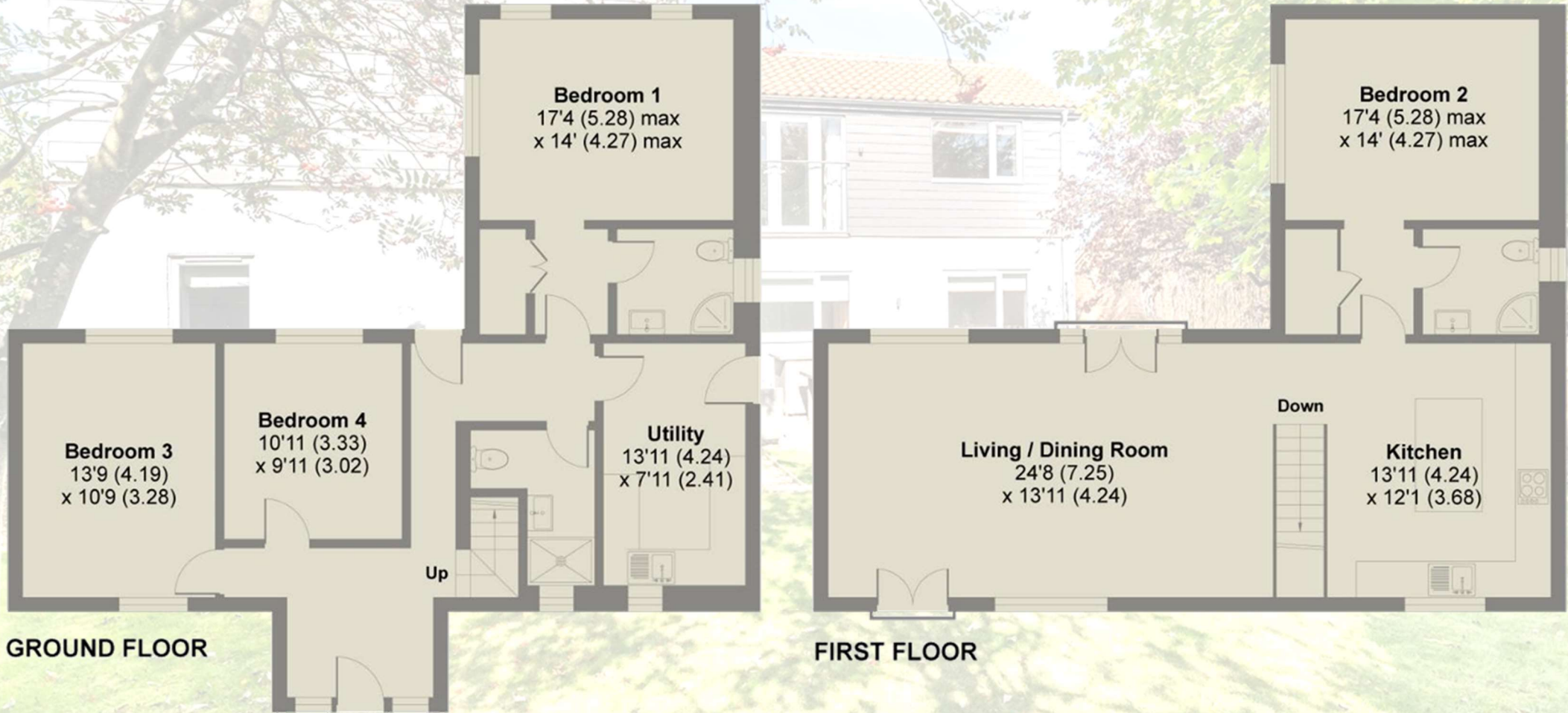
ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

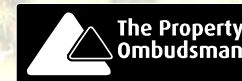
Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 1700 sq ft / 157.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2023. Produced for Bedfords Estate Agents REF 1026857











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