



A LUXURIOUSLY APPOINTED FIVE BEDROOM PROPERTY OF OVER 2500 SQ. FT. A SHORT WALK FROM THE VILLAGE GREEN

1 Catherine Place, 21 North Street, Burnham Market, Norfolk PE31 8HG

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ESTABLISHED 1966

Guide Price: £1,500,000

(Freehold) Ref: BUR230150 (08.09.2023)

- Elegant Georgian-style house set out over three floors.
- Part of a small mews-style development a moments' walk from the centre of the village.
- Accommodation comprises; Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Kitchen/ Dining Room, Utility Room. First Floor: Landing, Master Bedroom with En-Suite Bathroom & Dressing Room, Double Bedroom with En-Suite Bathroom, Self-contained Double Bedroom & En-Suite Shower Room over the garage. Second Floor: Landing, two double Bedrooms and a Bathroom.
- Desirable features include; Neptune Kitchen with granite worktops and Siemens kitchen appliances, Duravit and Hansgrohe bathroom fittings, Limestone & Oak flooring, Aquavision in-wall television to Master en-suite, Oak internal doors, CAT 6 cabling, Nest heating controls.
- Air source heat pump running underfloor heating to the ground and first floors and second floor radiators.
- Outside; South-facing walled garden to front with paved terrace, rear parking area for two vehicles and integral garage, private enclosed courtyard.
- Offered for sale with no onward chain.













BURNHAM MARKET is one of Norfolk's most sought-after addresses; a large, thriving village with handsome, principally Georgian, properties set around a grassy Market Place also known as the Green.

The village offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight. There are award-winning restaurants, cafes and a deli, a fishmongers, butchers and an excellent wine merchant.

The village lies about a mile inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along with links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region.

There is a mainline railway connection to London King's Cross in 97 minutes from King's Lynn (21 miles).

HEATING: Air source heating

COUNCIL TAX: Band F

SERVICES: Mains drainage, electricity and water

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 may be available to purchase 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.







ENERGY PERFORMANCE CERTIFICATE (EPC):
A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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 = 2536 sq ft / 235.6 sq m

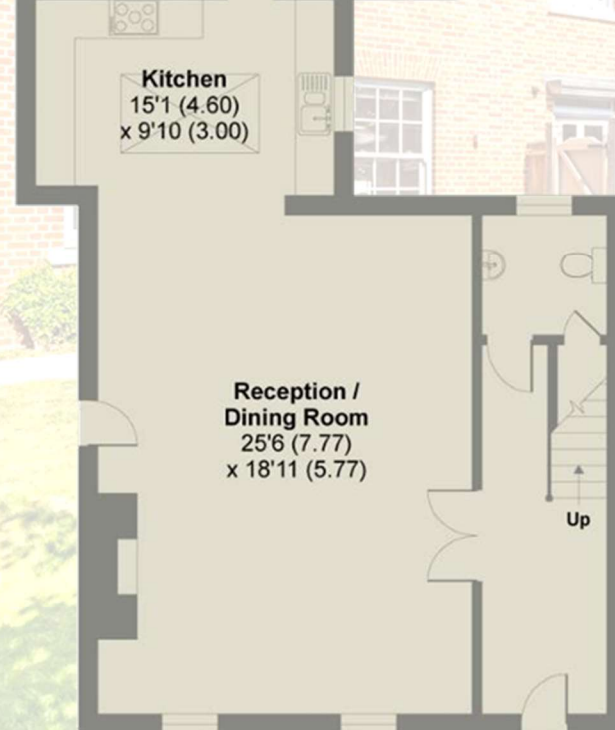
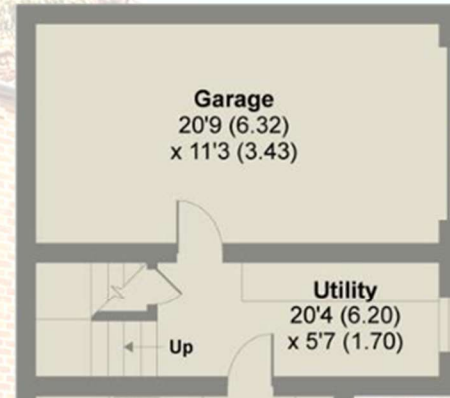
Garage = 228 sq ft / 21.2 sq m

Total = 2764 sq ft / 256.8 sq m

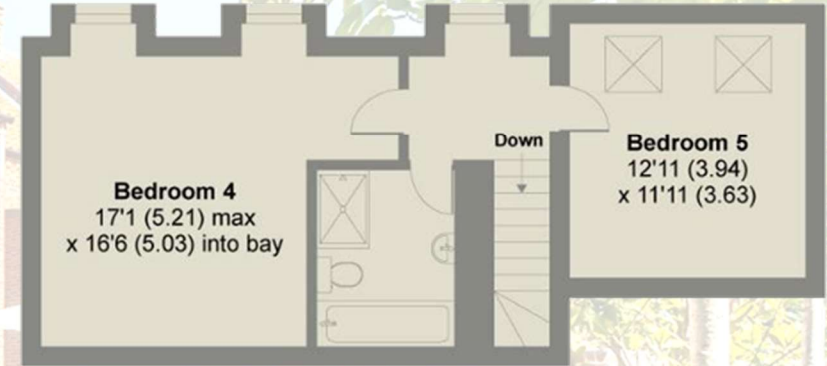
For identification only - Not to scale



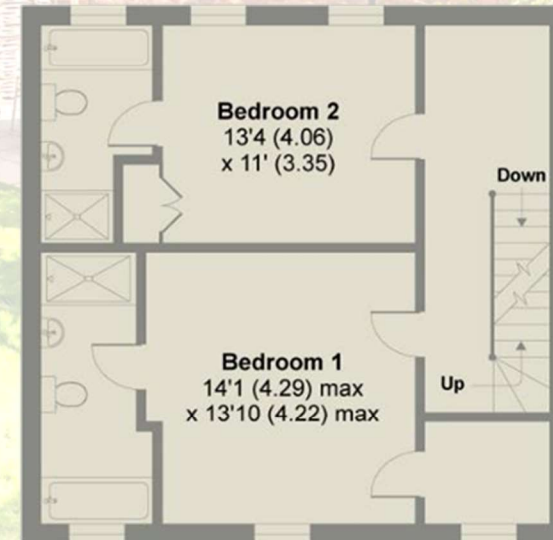
FIRST FLOOR 2



GROUND FLOOR



SECOND FLOOR 2



FIRST FLOOR 1





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.

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