



A high-specification semi- detached house set out over three floors within walking distance of the coast.

3 Pastures Court, Thornham, Norfolk PE36 6PA

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**3 Pastures Court
Thornham
Hunstanton
Norfolk PE36 6PA**

A recently constructed high-specification, semi-detached house set out over three floors within walking distance of the coast.

Guide Price: £899,950 (24.10.23)
Freehold BUR230156

- Constructed of brick and flint elevations in 2022 by well-respected local builder.
- Available to purchase fully furnished and equipped (by separate negotiation) with no onward chain.
- Accommodation comprises; Entrance Hall, Cloakroom, Open-plan Kitchen / Dining / Living Room, Utility Room, Landing, two En-suite double Bedrooms, 2nd floor Landing, Master Bedroom with En-suite.
- Outside; cobbled parking area with space for three vehicles, EV charger, large, leafy enclosed rear garden with paved terrace and substantial lawned area.
- Desirable features include bespoke kitchen, tiled floors with underfloor heating to the ground floor, bi-fold doors to rear garden and terrace, LPG fire, glazed lantern above living room, high-quality sanitary ware and kitchen appliances, oak staircase, oak internal doors, timber double-glazed windows and fitted carpets to bedrooms





THORNHAM is a pretty, conservation village situated within an Area of Outstanding Natural Beauty. The village mainly contains traditional stone fisherman's cottages and merchants' houses along with three excellent public houses, a thriving deli and café and a number of individual shops at Drove Orchards, which include Eric's award-winning Fish & Chip shop, Eric's Pizza Restaurant and Gurney's Fish Shed. A small natural harbour is still used by a handful of fisherman and there is easy access to miles of unspoilt sandy beaches.

The nearby village of Burnham Market (7 miles) is renowned for its range of individual shops and restaurants whilst King's Lynn (20 miles) offers High Street chains, leisure facilities and a mainline rail link to London King's Cross (97 minutes).

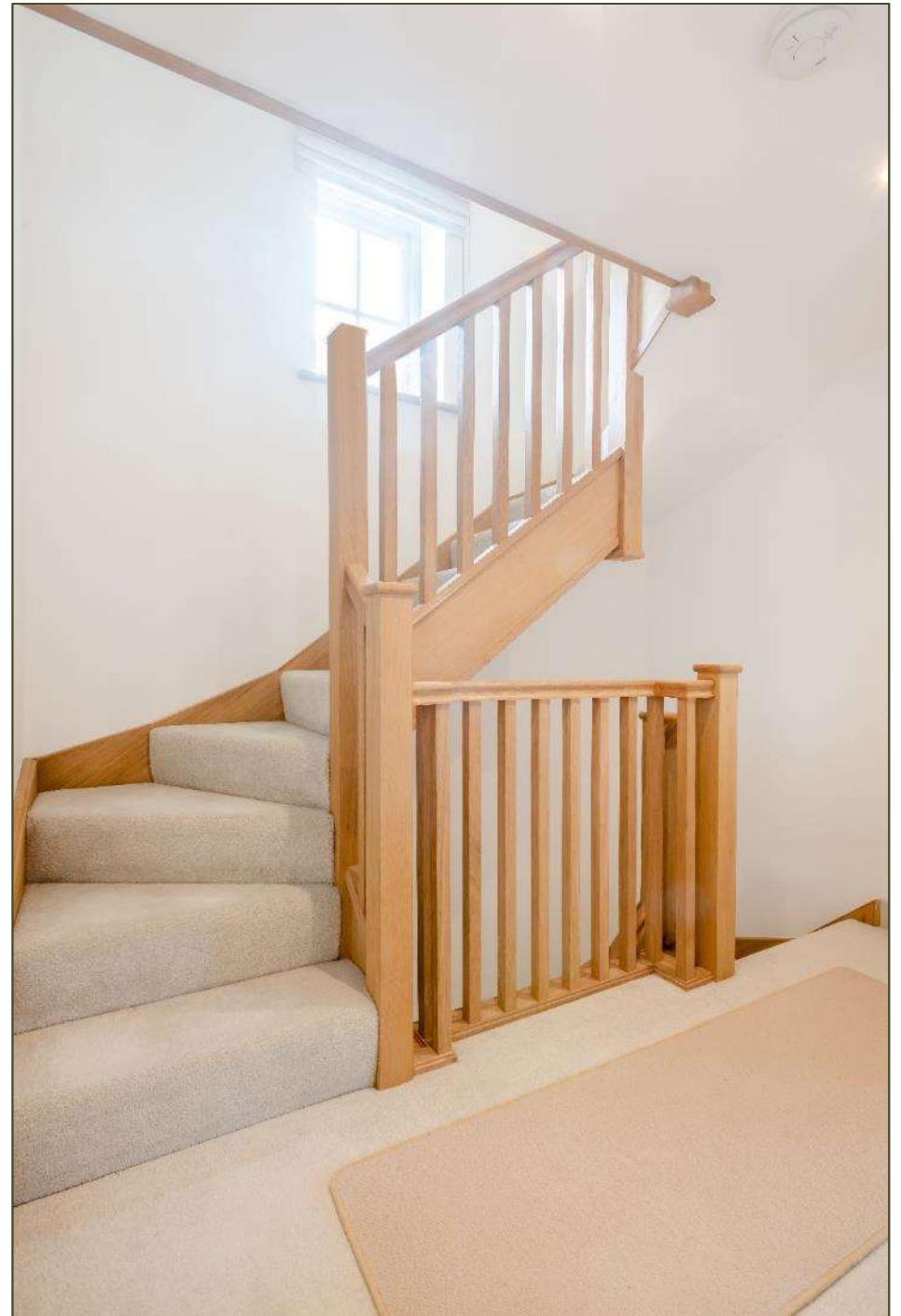
Services – Mains water, electricity & drainage

Heating – Air source

Council Tax Band – D

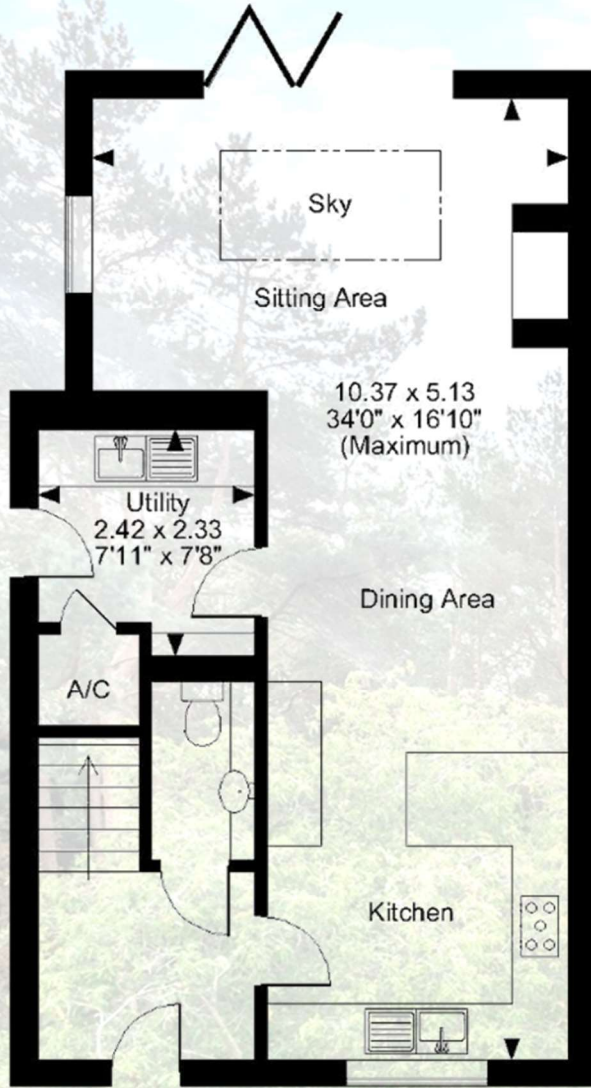
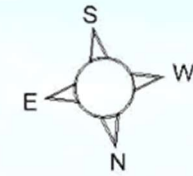




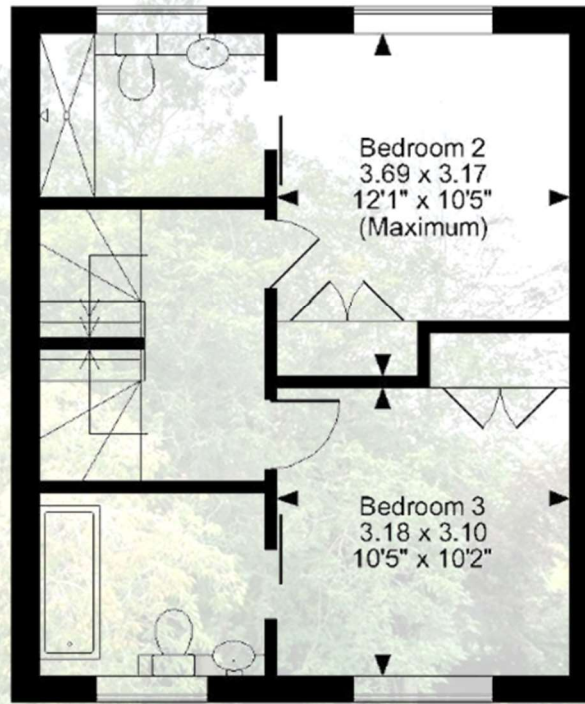




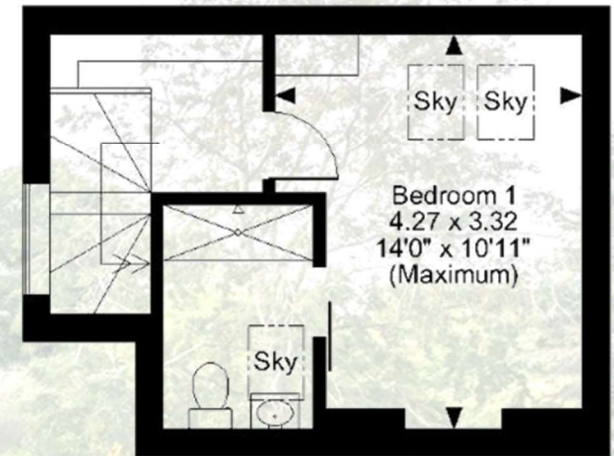
3 Pastures Court, Thornham, Norfolk
Approximate Gross Internal Area
1269 Sq Ft/118 Sq M



Ground Floor



First Floor



Second Floor

ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Use energy efficiently - lower running costs | A | 88 | 114 |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Use energy efficiently - higher running costs | | | |

England, Scotland & Wales EU Directive 2002/91/EC



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





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