



A BEAUTIFULLY APPOINTED THREE BEDROOM SEMI-DETACHED HOUSE IN A COASTAL SETTING WITH NO ONWARD CHAIN

2 Skippers Piece Close, Brancaster, Norfolk PE31 8EH

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ESTABLISHED 1966

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Brancaster
Norfolk
PE31 8EH**

*A BEAUTIFULLY APPOINTED THREE BEDROOM SEMI-DETACHED HOUSE WITH
NO ONWARD CHAIN IN A COASTAL SETTING*

Guide Price: £950,000 (22.11.23)
Freehold BUR230186

- Constructed in 2020 to a high standard.
- Well-proportioned and versatile accommodation.
- Sought-after location a short walk from the coastal path.
- Accommodation comprises; Kitchen/Dining Room, Snug, Sitting Room, Utility Room, Cloakroom, Landing, Master Bedroom with En-suite Shower Room, two further double Bedrooms & Family Bathroom.
- Outside; two parking spaces to the front, covered entranceway, flagstone path to rear, enclosed and private rear garden largely laid to lawn with a paved terrace.
- Desirable features include air-source underfloor heating to the ground floor with radiators to the first floor, high standards of thermal insulation, double-glazed windows and doors, timber flooring to the ground floor and fitted carpets to the first floor, high ceilings, fully equipped kitchen with breakfast bar.
- Available to purchase furnished and equipped by separate negotiation.





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.

Services – Mains water, electricity & drainage

Heating – Air source heating

Council Tax Band – TBC



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









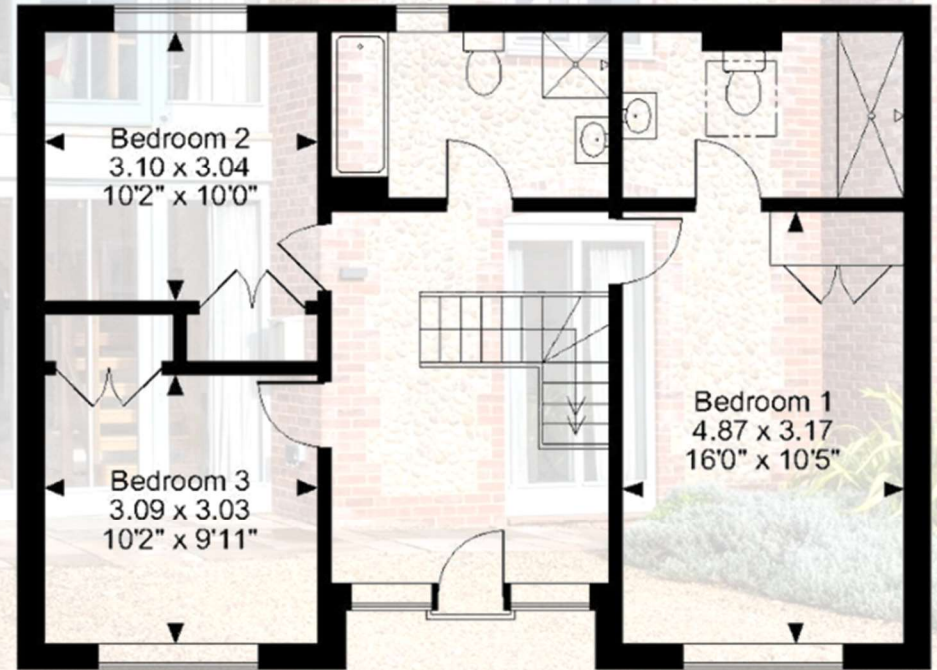
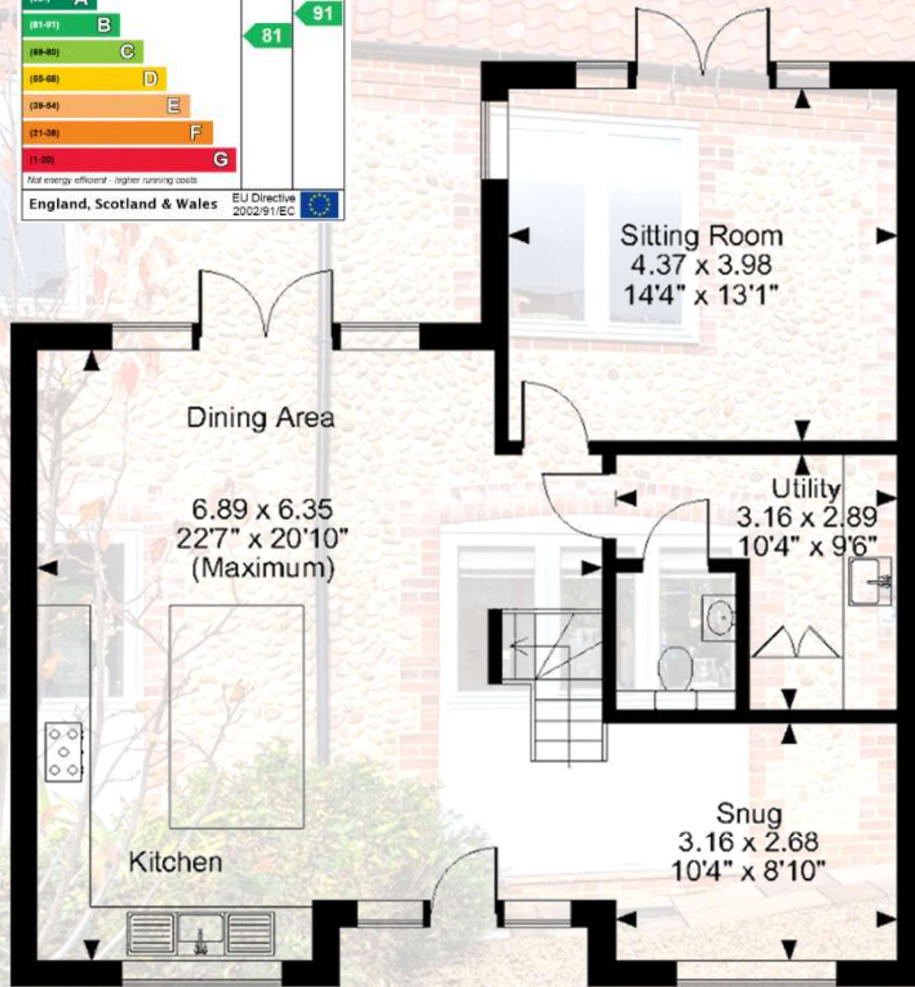
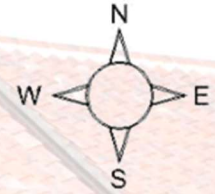


ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Skippers Piece Close, Brancaster, Brancaster
Approximate Gross Internal Area
1511 Sq Ft/140 Sq M

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	91
B (81-91)	81
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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