

# SOWERBYS

Norfolk Property Specialists



## 5 Polstede Place

North Street, Burnham Market, Norfolk, PE31 8UR

£375,000



Viewing by appointment with our  
Burnham Market Office 01328 730340 or [burnham@sowerbys.com](mailto:burnham@sowerbys.com)





## 5 POLSTEDE PLACE

Ideally located so as to fully appreciate the many amenities of Burnham Market and beyond, a three bedroom modern styled property with favourable southerly aspect enclosed garden and access to pleasant communal gardens.

Set just off The Green and within walking distance of all that the sought after village of Burnham Market has to offer, the property is well presented and requires little maintenance, making it ideal as both a permanent home or a second home in this beautiful part of Norfolk. A management company is in place, run entirely by the residents of Polstede Place, thereby ensuring maintenance is undertaken on the owners behalf within this small exclusive complex.

The property is entered into the glazed entrance porch to the front, large enough to sit and enjoy the southerly aspect and the garden to the front. From here, a hallway leads to all ground floor accommodation, including a bright sitting room with fireplace and electric stove, and french doors leading on to the garden to the front. To the rear of the property is a kitchen with a range of fitted units, overlooking the rear garden and open to the spacious dining room, which leads to the rear porch and on to the garden. Completing the ground floor accommodation is a shower room with white suite, ideal for returning from a day at the beach!

Upstairs are three bedrooms, two good sized doubles, with the principal bedroom having a built in cupboard, and a single bedroom, as well as a spacious family bathroom fitted with four piece white suite.

Outside, to the front of the property is a low maintenance garden, set behind a picket fence with shingle path leading to the front door. With established planting set within shingled areas, this south facing space is a lovely spot to relax and take in village life. To the rear, a small garden gives access to the maintained communal gardens which comprise lawn, beech hedging and paved areas, and the garage with parking, accessed from North Street, is close by.





## KEY FEATURES

- Sought After Village Location
- Three Bedrooms
- Bathroom and Shower Room
- Residents Must be 55 or Older
- Kitchen Open to Dining Room
- Sitting Room Opening to Garden
- Garage and Off Road Parking
- Enclosed South Facing Garden
- Communal Gardens



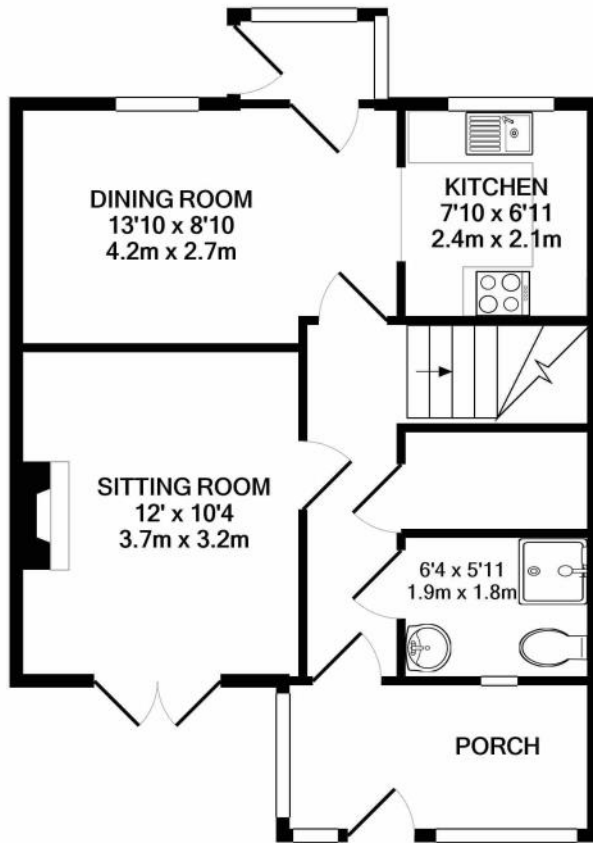




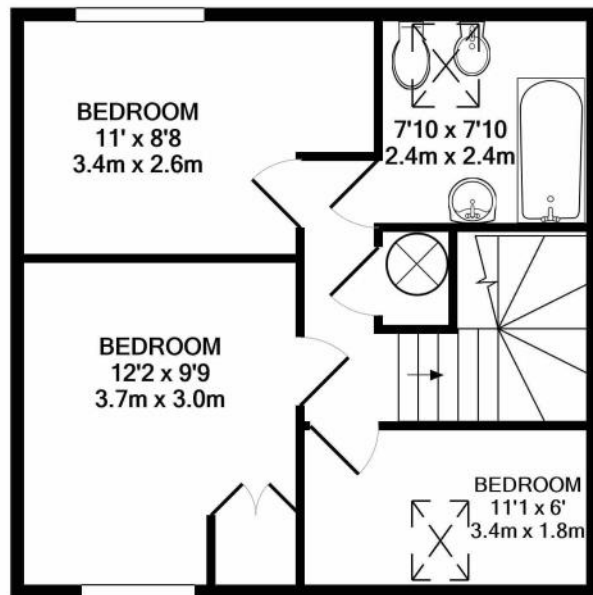








GROUND FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## BURNHAM MARKET

Located a few minutes from the coast in an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office. There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.

## SERVICES CONNECTED

Mains electricity, water and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 8102-7462-3129-9327-3743

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.

## AGENT'S NOTE

The communal areas in the property are owned by Polstede Place Management Company which is solely owned and run by the residents. The monthly service charge is £140.00 which covers the insurance of the communal areas and the structures including the garages, lighting to the communal areas, window cleaning, maintenance of the gardens, boundary hedges and walls.

Please note that photographs were taken prior to the current tenancy.

## RESTRICTIVE COVENANTS

Owner to be over 55 or over. Property not to be used for holiday lettings. Pets may be kept at the property with the permission of the residents own management company.

Viewing by appointment with our Burnham Market Office:  
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD  
**01328 730340 • burnham@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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