

SOWERBYS

Norfolk Property Specialists



Plot 41 - The Havana

The Poplars, Creak Road, Burnham Market, Norfolk, PE31 8EA

Guide Price £325,000



Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



PLOT 41 - THE HAVANA

Set within The Poplars, a stunning and recent development in North Norfolk's most celebrated coastal village, The Havana is an absolutely beautifully presented two double bedroom property. The property is sensibly divided in two from the central entrance hall, on one side is the well apportioned, open plan kitchen, dining and living space which is free flowing and sensibly arranged and with the vaulted ceiling and triple aspect, this room feels incredibly light and spacious. On the other side of the hall there are two equal sized double bedrooms, both with ensuite shower rooms and segregated dressing areas. There is also a central utility room and guest WC accessed from the hall.

Outside there is a south facing, raised, patioed terrace leading off the living space via sliding glass doors and to the side of the property there is a hot tub area enclosed by attractive wooden sleeper fencing for privacy. There is also off street tarmacked parking to one side. The Havana is quite simply the perfect 'lock up and leave' property, ideal as a holiday let investment or second home, set within a short walk of all the amenities that the wonderful village of Burnham Market has to offer.



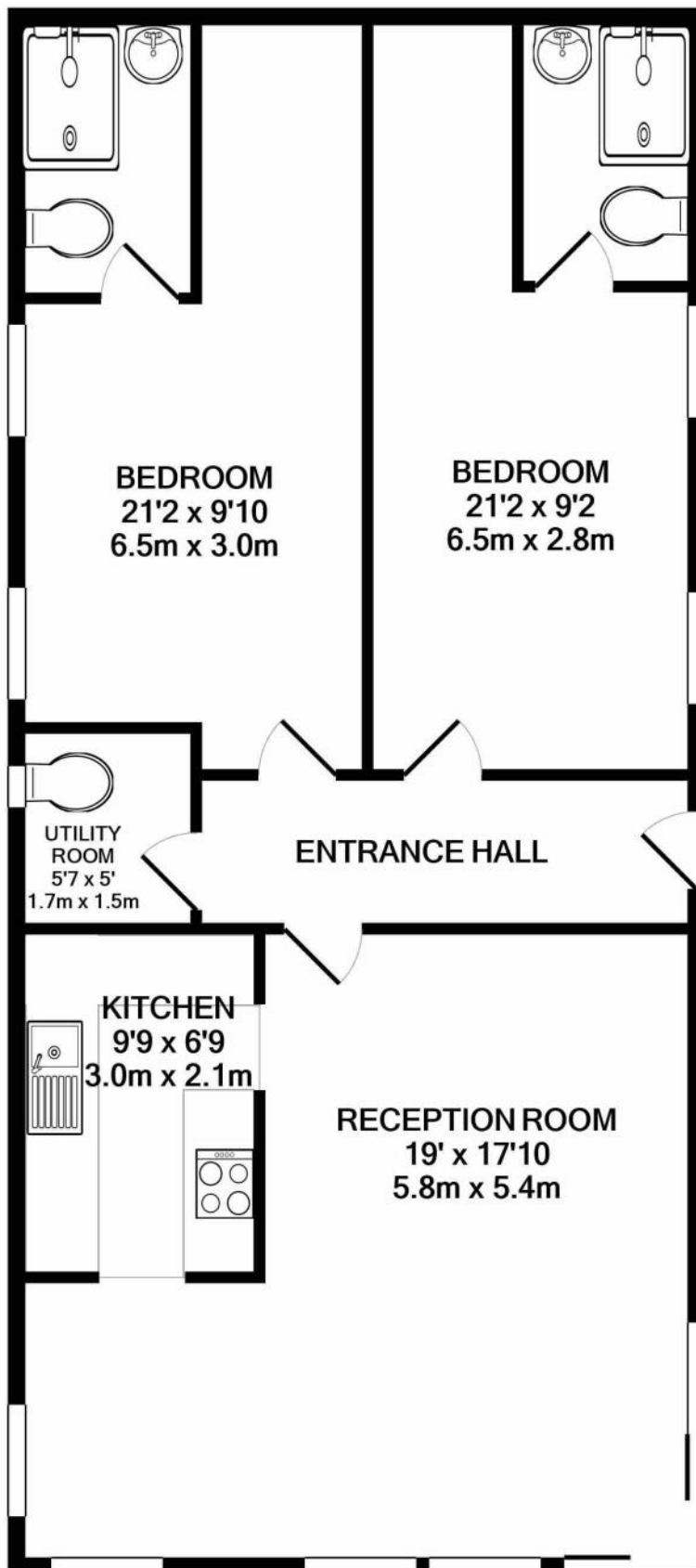
KEY FEATURES

- Inset Porch with Side Gable Over Entrance Door
- Entrance Hall with Storage Cupboard & Bench
- Spacious Living Area Combining Lounge, Kitchen & Diner
- Two Huge Bedrooms with En-Suite Showers
- Walk-In Wardrobes with Dressing Tables in Each Bedroom
- Utility Toilet, Perfect for Storage of Sports Equipment
- Kitchen Island with Integrated Electric Hob & Breakfast Bar
- South Facing Terrace with Hot Tub Available by Negotiation
- Ideal Holiday Let Investment or Second Home
- Fully Furnished









TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.4 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

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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. Gas fired central heating.

COUNCIL TAX

Exempt.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

AGENT'S NOTE

The lease has a term of 50 years remaining. There is an annual service charge of £5,995 which includes upkeep of roads and communal gardens, WiFi, water and satellite. The property is sold fully furnished, with the hot tub available by negotiation

Viewing by appointment with our Burnham Market Office:
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD
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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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