



THE STORY OF

# 35 Back Street

*South Creake, Norfolk*

SOWERBYS





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# 35 Back Street

South Creake, Norfolk  
NR21 9PG

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Detached House

Quiet Village Location

Three Double Bedrooms

Integral Garage

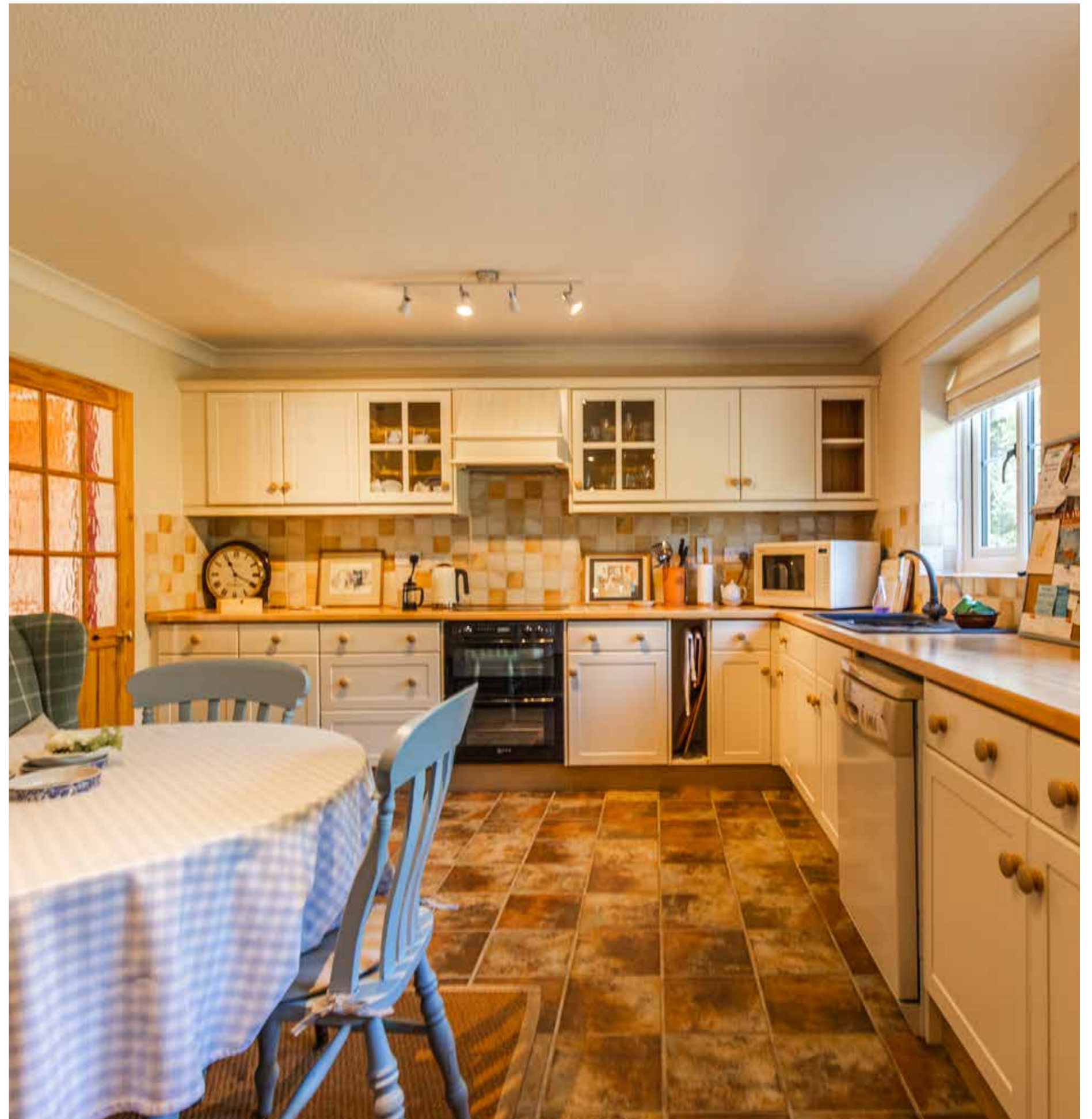
Off-Street Parking

23 Ft. Reception Room

Well-Proportioned

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Set within this private and discreet location, this is an extremely well-balanced property.

With an attractive double frontage, the ground floor of No. 35 is perfectly arranged for family living. The large double-height central entrance hall gives access to both principal ground-floor rooms, on one side of the house is a front-to-rear 23' reception room with a cosy central fireplace and French doors out to the west-facing garden, whilst to the rear is a generous kitchen dining room with plenty of space for a dining table.

Upstairs all three bedrooms are good double rooms, and they all share a family bathroom. There is also a ground-floor WC.

In addition to the integral garage, there is off-street parking for two cars.

The property is presented in good order throughout. With the integral garage there is obvious potential to create additional ground-floor living space, and the wonderful far-reaching countryside views to the west will always be there.









First Floor  
Approximate Floor Area  
656 sq. ft  
(60.90 sq. m)



Ground Floor  
Approximate Floor Area  
928 sq. ft  
(86.20 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 or tenant. 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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# South Creake

A RURAL RIVER THROUGH THE HEART OF THE VILLAGE

A very popular rural village, South Creake has a pretty village green through which the River Burn runs.

The Ostrich pub has recently undergone a huge refurbishment and now provides not only an intimate village pub but also an outstanding restaurant. There is a homegrown fruit and vegetable stall, a children's play area, tennis courts and fishing lakes.

The village has a vibrant community and the busy village hall is home to many events.

South Creake is about five miles from the village of Burnham Market which is located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage - for mechanical needs - and the petrol station are all also very useful. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

South Creake is perfectly positioned for the beautiful north Norfolk coast.



## Note from Sowerbys



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### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 8534-7026-3300-0960-9226

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.

### TENURE

Freehold.

### LOCATION

What3words: ///horns.suits.spend

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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