

56 Dale End, Brancaster Staithe

Offers in Excess of £500,000

BELTON DUFFEY

56 Dale End

Brancaster Staithe,

Norfolk, PE31 8DA



A large detached bungalow requiring modernisation with double garage, which occupies a generous mature plot backing south, in prime coastal location.

DESCRIPTION

Offered for sale with no onward chain, this detached bungalow of generous proportions, occupying a large mature plot backing south on to open farmland, is situated in a quiet residential location within Brancaster Staithe, close to local amenities and all that the north Norfolk coast has to offer.

The spacious and flexible accommodation does require general modernisation and maybe some reconfiguration to reflect contemporary living but includes a welcoming reception hall, wet room/shower room, large kitchen, 20' sitting room overlooking the garden, dining area, three double bedrooms and family bathroom.

A generous mature plot wraps around the property and backs south on to open farmland. There is a private driveway leading to the attached double garage which provides additional ample parking. In addition there is oil fired radiator central heating.

Dale End is a popular residential location close to the retail amenities in Burnham Deepdale and offering direct vehicular access on to the main coast road, bringing the entire coastline to your doorstep.



what3words: ///directors.applauded.parrot

This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.

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ACCOMMODATION

A 'T' shaped reception hall leads to the principal rooms including the former cloakroom which has been improved as a wet room/shower room in addition to the family bathroom, although both require cosmetic attention. The large square kitchen does require refitting but could easily be reconfigured as a kitchen/breakfast room and the attached garage offers conversion/extension potential, subject to the necessary consents. A huge sitting room runs across the back of the property with direct garden access and an archway leads to the dining area. There are three double bedrooms, one with rear aspect and the other two facing to the front of the property.

OUTSIDE

A particular feature is the large mature plot which wraps around the property with the rear backing south directly on to open farmland. The garden has been professionally planted in the past but would now benefit from additional landscaping although deep shrub beds and mature trees still remain. A large portion of the garden is to the side/west aspect which allows plenty of space to construct a garage or carport, if the existing garage is required for conversion, all subject to the required consents and regulations.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band E.

TENURE

This property is for sale Freehold.













SITUATION

Brancaster Staithe is a bustling, picturesque sailing and fishing community with a small harbour and sailing club, The Fish Shed (locally caught fish and fresh fruit and vegetables) and 2 pubs/restaurants - The Jolly Sailors and The White Horse. It is one of the most sought-after coastal villages along the North Norfolk coast situated approximately halfway between Hunstanton and Wells-next-the-Sea and only a short drive from the pretty village of Burnham Market with its excellent range of upmarket food, gift and clothes shops alongside art galleries and smart hotels and restaurants.

The adjoining village, Brancaster, has The Royal West Norfolk Golf Club, The Ship Hotel pub/restaurant, a stores/Post Office and a church. Its beautiful beach (an Area of Outstanding Natural Beauty) boasts miles of sand and dunes. In the opposite direction, the other adjoining village, Burnham Deepdale, has a small supermarket, petrol station, cafe and other small boutique shops.









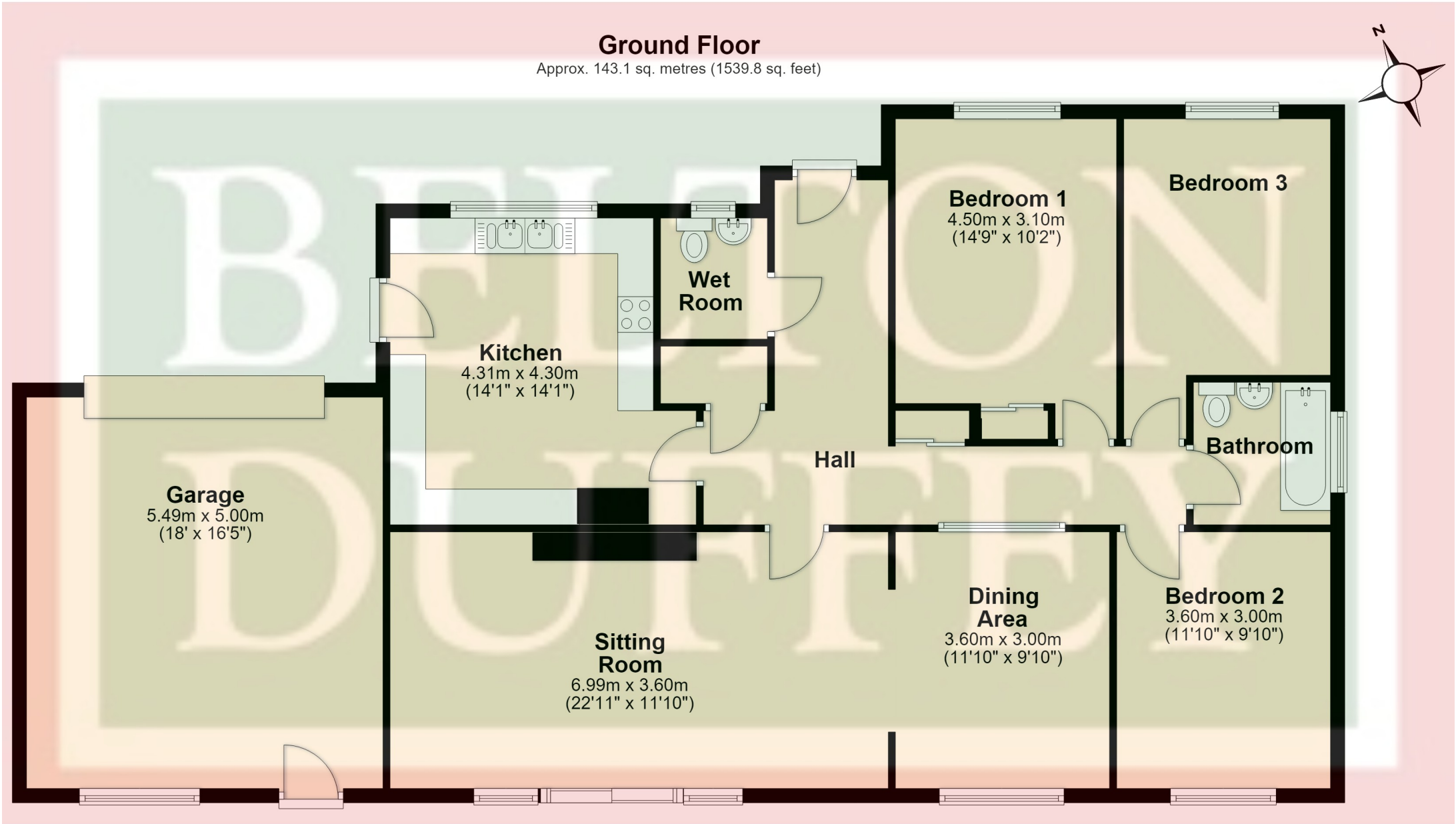












Total area: approx. 143.1 sq. metres (1539.8 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

The Property Ombudsman



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