

# 12 Gong Lane

Burnham Overy Staithe



**Bedfords**

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# A superbly-finished, newly-renovated house with far-reaching views towards Burnham Overy windmill and the coast

**12 GONG LANE, BURNHAM OVERY STAITHE,  
NORFOLK PE31 8JG**

**12 GONG LANE** has been newly-renovated to an excellent spec by highly-regarded local builders, RM Smith Ltd. The accommodation provides four ground floor bedrooms and open-plan living space on the first floor in order to capitalise on the spectacular views to the west and north towards Burnham Overy windmill and the coast. There are quality fittings throughout with oak-engineered joinery, bi-fold doors, stylish kitchen cabinets and fitted appliances.

There is a good-sized garden, ample parking and a garage/boat-store.

**BURNHAM OVERY STAITHE** is arguably the most sought-after of all the North Norfolk villages; a small village fringed by marshes, the Staithe is a popular spot for sailing with its natural harbor lying at the mouth of the River Burn whilst at low tide the channel is a fabulous place for paddling, crabbing and having fun in the water. The village lies on the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skylines. Just a mile inland is Burnham Market, a large, thriving village with handsome, principally Georgian, properties set around a grassy market place. Burnham Market offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight. There are links golf courses at Brancaster and Old Hunstanton, as well as jump racing at Fakenham and several well-regarded shoots in the area. There is a mainline railway connection to London King's Cross in 97 minutes from King's Lynn (24 miles to the south west).

**Guide: £460,000 (Freehold)**

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**ENTRANCE HALL** Oak floor. Glass and chrome staircase with oak treads.

**BEDROOM** Oak door.

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**BATHROOM** Fitted with glazed shower cubicle, basin, WC and panelled bath. Marble tiles to floor and splashbacks. Oak door.

**BEDROOM** Fitted wardrobe. Oak door.

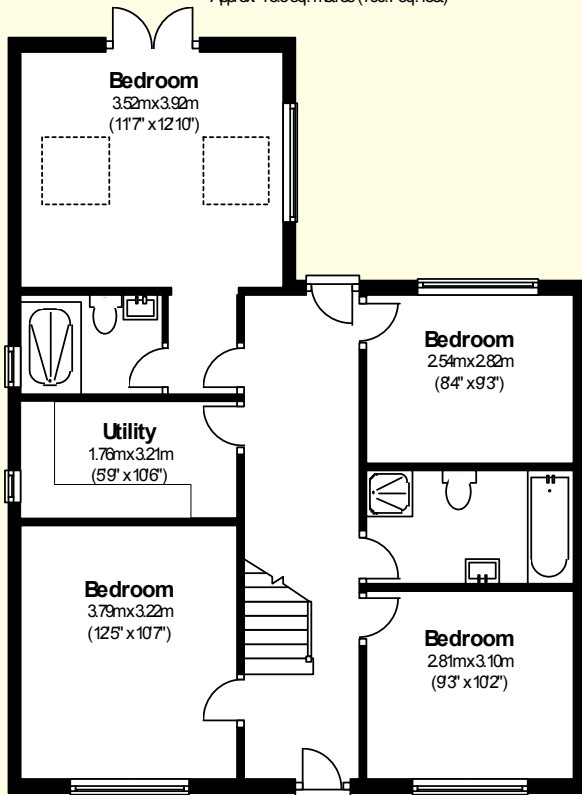
**BEDROOM** Vaulted ceiling with Velux rooflights. French windows opening to garden. Oak door.

**EN SUITE SHOWER ROOM** Glazed shower cubicle with limestone tiles, basin and WC, marble floor tiles. Oak door.

**UTILITY ROOM** Fitted with worktops with inset sink and cupboards with space for two appliances. Newly installed oil fired central heating boiler. Travertine floor tiles.

## Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



**FIRST FLOOR OPEN-PLAN LIVING SPACE** Glazed bi-fold doors with views of the coastline to the north-west. Fitted with contemporary kitchen cabinets under polished granite work surfaces incorporating a sink and drainer. Matching island with Neff induction hob under a stainless steel extractor and breakfast bar. Integrated appliances including a Neff dishwasher, Neff double oven, larder fridge and a wine fridge. Oak floor and recessed lighting. Space for sofas to capitalise on the view.

**DINING AREA** Oak floor.

**SNUG** Access to roof space.

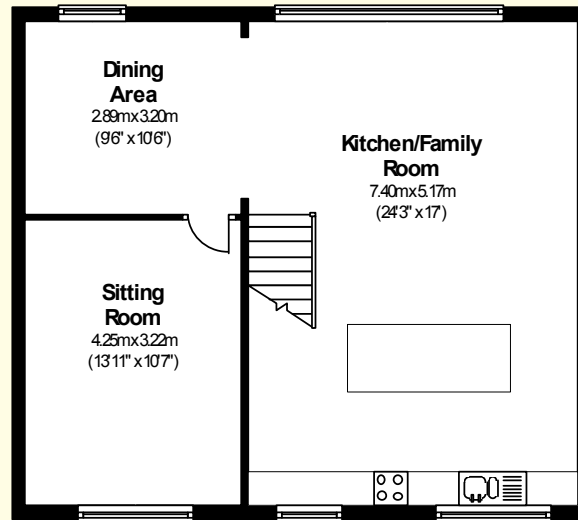
**OUTSIDE** To the front is a gravelled driveway and parking area leading to the

**GARAGE** 19'6" x 9'6" with double doors.

The gardens lie to the rear and are a good size. They are mainly laid to lawn with a decked terrace off the house. Close-boarded fencing runs along the boundaries.

## First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



### AGENT'S NOTE:

The property is subject to a covenant stipulating that the purchaser must have been living and/or working within the County of Norfolk for the previous three years.

### DIRECTIONS:

Enter Burnham Overy Staithe on the A149 from the direction of Wells-next-the-Sea and Holkham. Gong Lane is the second turning on the left and number 12 is towards the top of the lane on the right hand side.

### FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., 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.

**HEATING:** Oil fired central heating.

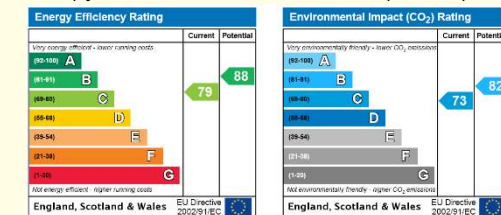
**COUNCIL TAX:** Band B.

### 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](http://www.bedfords.co.uk)

### ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request.





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