



SOWERBYS

## LITTLE BIRD COTTAGE

4 Aslack Way, Holme-next-the-Sea,  
Norfolk, PE36 6LP





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Norfolk, PE36 6LP

- Impressive, Recently Refurbished Home
- High Quality of Finish Throughout
- Generous Open Plan Kitchen/Living Space Opening to Garden
- Separate Sitting Room, Snug or Study
- Four Double Bedrooms
- Family Bathroom and Principal En-Suite, Both Fitted to an Exemplary Standard
- Positioned Within a Large Plot, with Lawn, Terrace Seating Area and Nature Garden
- Ample Parking Space, Ideal for Storing a Motorhome or Boat
- Peaceful Location, a Short Walk from the Beach and Village Centre
- Planning Permission for a Double Cart Shed Style Garage

Hunstanton Office

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Enjoying a peaceful location off the beaten track, this spacious four bedroom home is just a short walk from the village centre and the stunning Holme-next-the-Sea Beach and Holme Dunes Nature Reserve, and is set within a generous plot offering wonderful gardens and ample parking space. Having undergone an extension and complete renovation, the property now offers spacious and beautifully presented accommodation which is perfectly suited to modern living.

From the moment you enter the wide and welcoming entrance hall there is a real sense of calm and space which continues through the entire property, and the quality of finish is evident in the traditional style radiators, solid oak windowsills and quality floor coverings throughout. The open plan kitchen/dining/living room is an incredibly versatile space: perfect for entertaining but also ideal for modern family life. With large French doors opening to the garden, this space is further enhanced in the summer months when the inside and outside become one. In addition, there is a well proportioned second reception room which makes an excellent sitting room but also lends itself as a snug or study. The central hallway opens to an incredibly practical boot room with ample storage space, and which leads into a utility room with space and plumbing for a washing machine and tumble dryer. Completing the ground floor accommodation is a cloakroom with WC and basin.

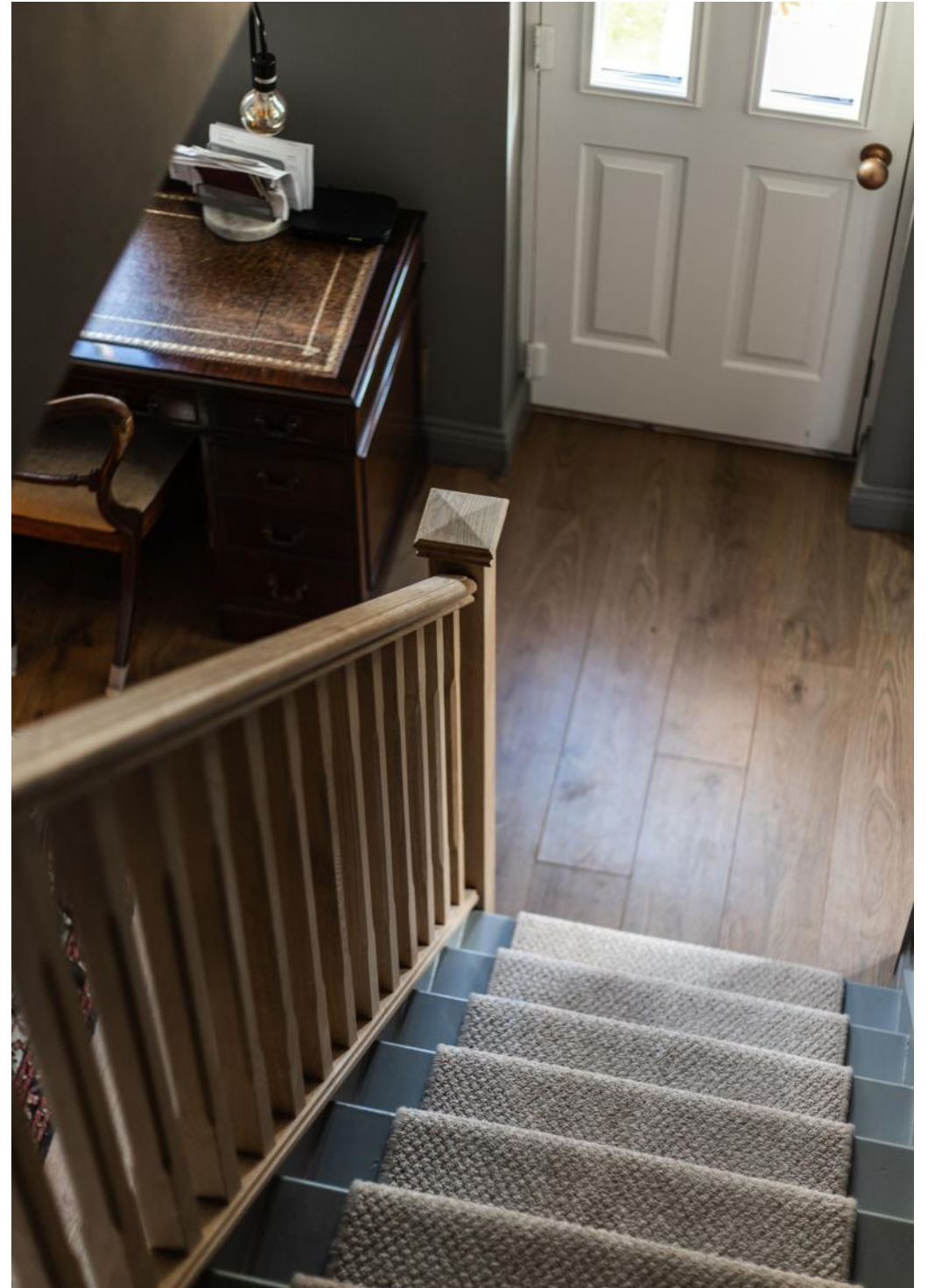
The staircase with timber balustrades rises to the first floor where the four bedrooms and family bathroom are arranged around the central landing. The good size principal bedroom has its own en-suite shower room, finished to a high standard with beautiful Italian tiling, and excellent quality sanitaryware and fitted bathroom furniture. There are three further bedrooms on this floor, as well as a family bathroom which is finished to the same high standard as the en-suite, again with feature Italian tiles and with a stunning freestanding bathtub. This property has been finished to an extremely high standard throughout and can only be fully appreciated by viewing.

The exquisite interiors showcased in the property are wonderfully matched by the outside space. Accessed off a quiet lane, the property is entered through five bar gates onto a large parking area which can accommodate many vehicles and with space to store a motorhome or boat. Planning permission has been granted for a double cart shed style garage. There is a small courtyard to the side of the property, with the majority of the large garden being positioned to the rear, and largely being laid to lawn. French doors opening out from the open plan living space make this the perfect space for entertaining and alfresco dining. A gate opens to the nature garden which features mature plants, shrubs and trees, further enhancing the beautiful situation the property enjoys.

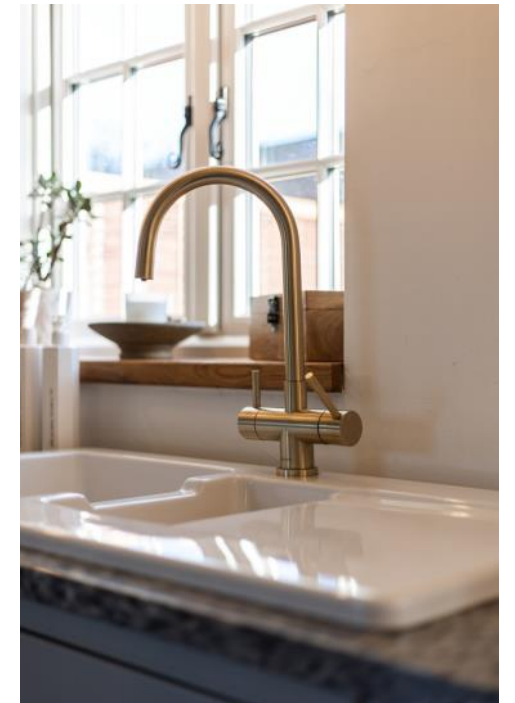




















And the  
song birds  
keep singing  
like they  
know  
the secret  
And  
*I love you*  
*I love you*  
*I love you*  
like  
never before









## HOLME-NEXT-THE-SEA

Holme-next-the-Sea is a very sought after village between Old Hunstanton and Thornham on the North Norfolk coast. The huge expanse of beach and marsh make this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:-2171-2169-6261-4187-7419

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.

## DIRECTIONS

Travelling along the main A149 road from Hunstanton continue through Old Hunstanton and into Holme-next-the-Sea. Take the third left hand turning into Aslack Way - continue to the end and Number 4 can be found behind five bar gates.

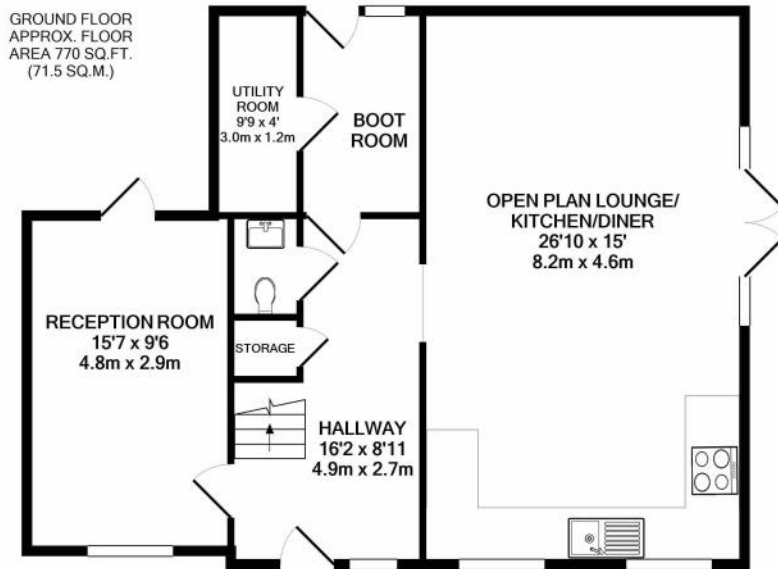


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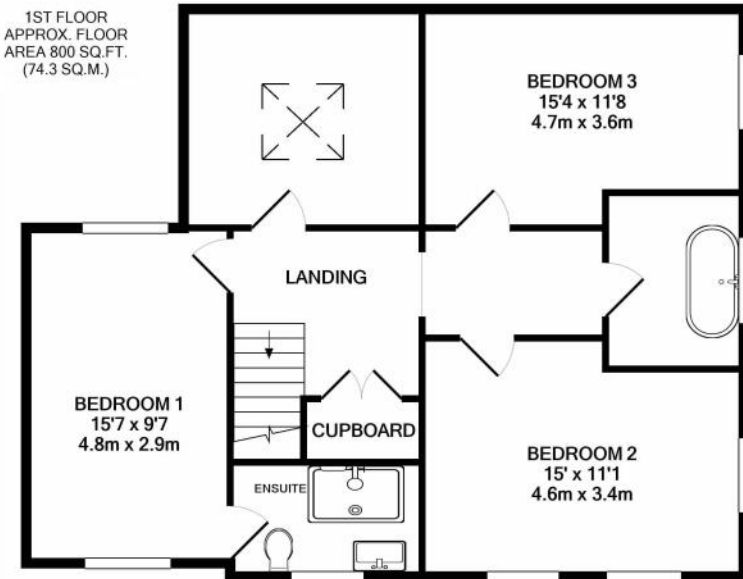




GROUND FLOOR  
APPROX. FLOOR  
AREA 770 SQ.FT.  
(71.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 800 SQ.FT.  
(74.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1569 SQ.FT. (145.8 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.  
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Norfolk Property Specialists

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