



3 Branodunum
Brancaster | Norfolk | PE31 8AL

MODERN AND FUNCTIONAL FAMILY HOME



Fine & Country are pleased to offer this modern, chic and functional family home that ticks many boxes. Whether you are looking for a family home to grow into or seeking more space for your lively pack, this house does not disappoint. It's spacious and light throughout and decorated to a high standard giving a sense of quality and luxury throughout whilst still being practical for family life.







- A super home on the corner plot in one of North Norfolk most favoured locations
- Thought to ideally suit either a young family, second home or those seeking an investment
- First floor living accommodation takes full advantage of the beautiful views
- Ground floor include, Hall, Three Bedrooms, Family Bathroom and En-Suite, Utility and WC
- Front and rear Gardens, Off Road Parking and Double Garage
- Total accommodation extends to 974sq.ft
- Energy rating D

A Tale to Tell

Having spent six months renovating the property, the current owners will be sad to leave this detached family home behind. They have updated the entire house, including new central heating, plumbing and plastering and new flooring throughout. All lights have been upgraded to LEDs. They describe the property as being “an upside down house”, and like that the upstairs gets the sun throughout the day thanks to the many windows, making it warm in both winter and summer. The large picture windows overlook the marshes, sea views and immense open skies, giving you a unique and unbeatable view.

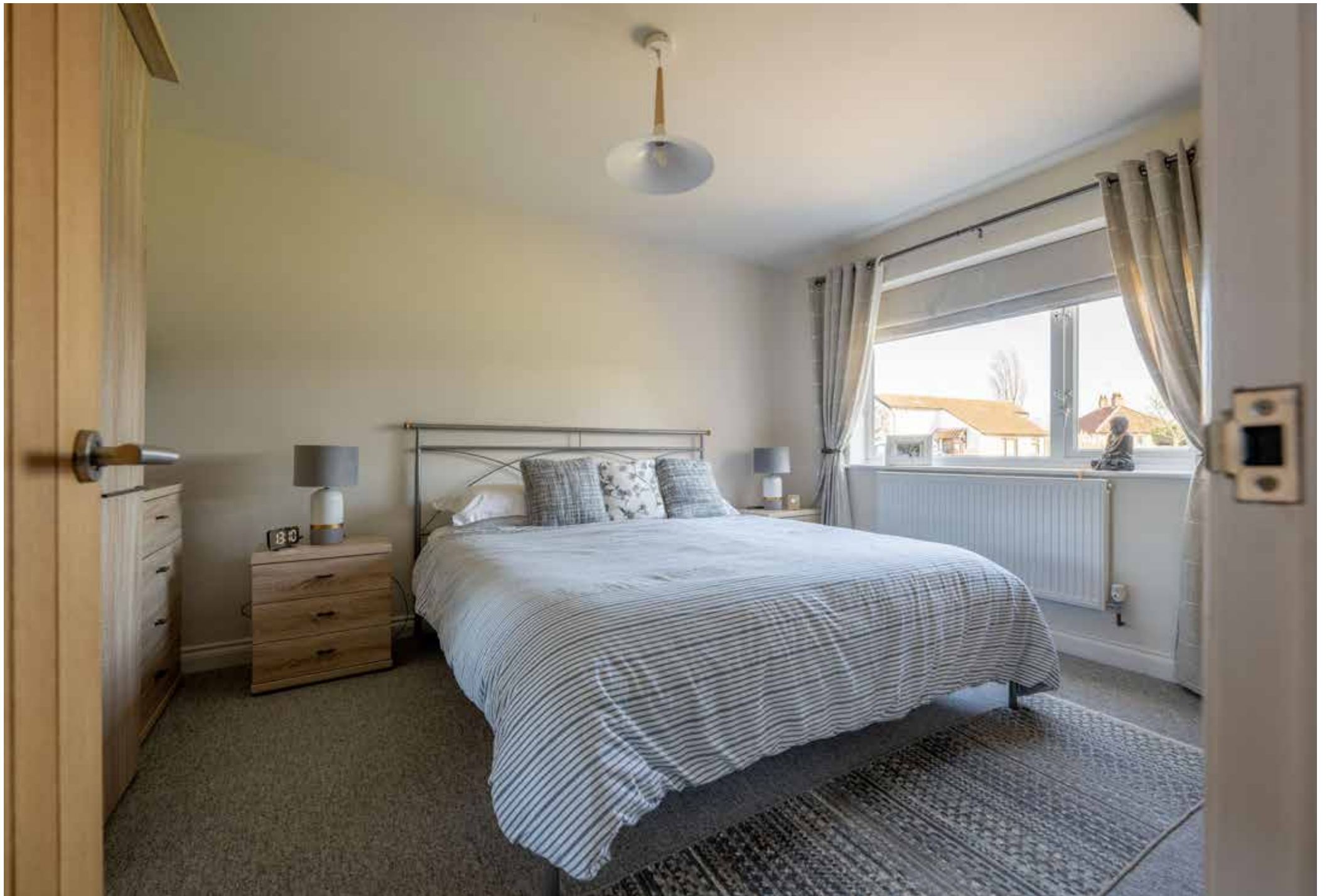
Friendly and Fun

Due to the impressive windows, all the rooms in the property are light and bright. There is a skylight that encourages natural light to flow through the home, and you won't find any dark and dingy corners. Wherever you are in the home, natural light is there too. This creates a sense of bringing the outside in, and the entire home feels refreshing. It's a lovely home to spend time in, and relaxation isn't hard to find. The property boasts three bedrooms, all of which are spacious and expertly designed. There is enough space to relax, unwind and comfortably sleep in all the rooms, with the master bedroom being especially impressive. There's also a modern family bathroom large enough to accommodate everyone, including visiting guests. There is a separate downstairs utility room. Elsewhere, you will find a large family room and kitchen diner. This open-plan space perfectly transitions from a place for cooking and eating to a place for entertaining and socialising. It's a modern, stylish and chic area of the home. The kitchen area is fully equipped and designed to be functional, whilst the family room area is perfect for relaxing and unwinding together after a long day.

Attention to Detail

There is a gorgeous garden to the rear of the property, an area that's spacious and extremely versatile. The garden is large, enclosed and completely private. The high fences make the garden tranquil and peaceful, making it feel safe and secure. The current owners describe it as easy to maintain, sizable and sunny. It's a wonderful outdoor space, regardless of whether you are a keen gardener or simply someone who enjoys relaxing outside with a good book. The combination of grassed areas and patio make it a practical space, but also one that has a lot of potential. There's space for garden games, barbecues, hosting parties and running around. There is also a spacious double garage, providing a safe place to park and a lot of additional storage.









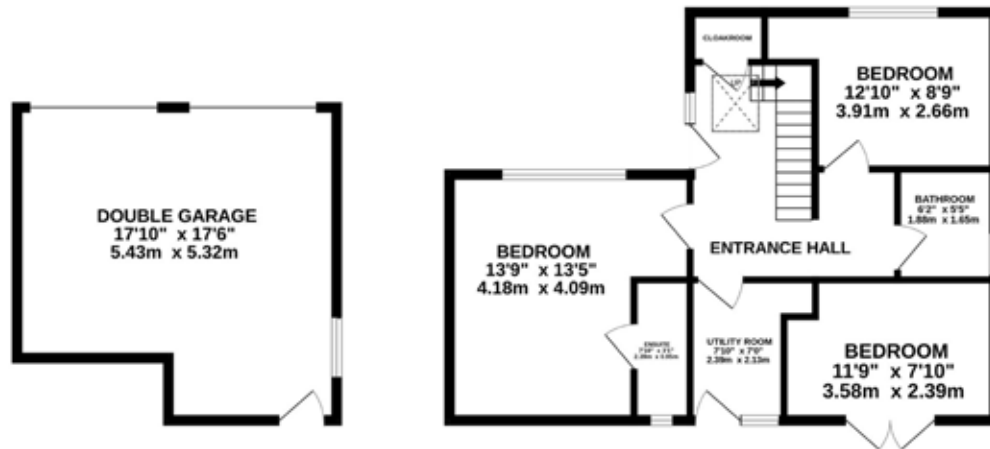




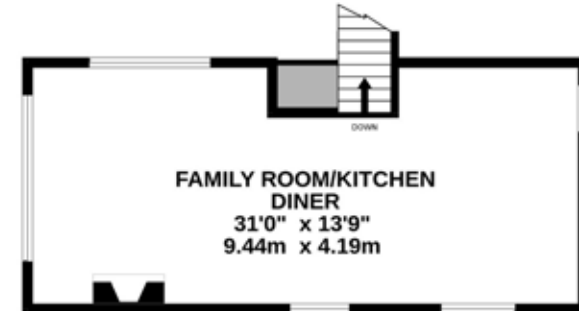




GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



(SQ.M DOES NOT INCLUDE GARAGE)

TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metroplex ©2023



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





There is a lot to love about the local area, especially as it's on the coast and only a 20-minute walk from the beach. The Norfolk Coast path is on the doorstep, and there are many places to take a dog. It's an excellent place for foodies, as there are a lot of good restaurants close by, as well as several food markets. The area is historical and not hugely built up, but it still has all of the amenities you could need.

On Your Doorstep...

Brancaster is one of the most sought after coastal villages on the North Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe. Brancaster is justly famous for its mussels.

How Far Is It To?...

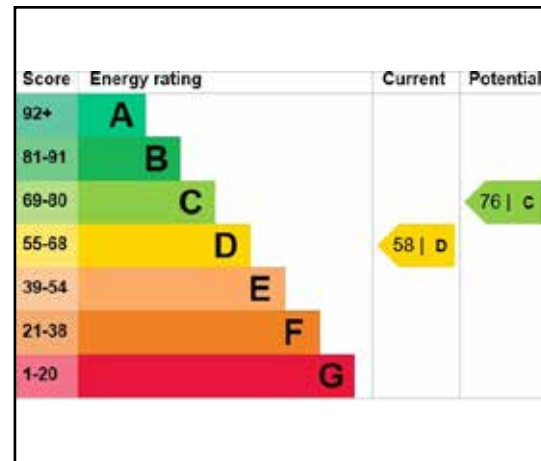
From the Hunstanton direction, the further around the West Norfolk coast you go, you will discover the quieter pleasures of Brancaster beach, with its natural dunes. From the Wash, around the long coast of Norfolk, the sea gradually retreats, giving rise to sandbanks, spits of land and silted harbours. Brancaster at low tide shows wide expanses of mud, which are important feeding areas for many birds (much of the landscape now being managed by the National Trust) and a history of shellfish farming. For Brancaster today, sailing, fishing, and trips to see the seals are common pastimes for boat owners and visitors to the coast. There are mooring opportunities for small leisure craft. Nearby Scolt Head Island is an offshore barrier island near Brancaster. The island is a National Nature Reserve comprising of sand dunes, salt marsh, intertidal sand and mud flats, and shingle. During Spring and Summer a ferry connects the island with the village of Burnham Overy Staithe, which is next to the creek-side Burnham harbour – a major recreational centre for sailing. The ever-popular, thriving village of Burnham Market is just 6 miles away.

Services and District Council

OFCH, Mains Water & Drainage
 Kings Lynn and West Norfolk Borough Council - Council Tax Band D
 Freehold



Fine & Country Hunstanton Office
 8 Greevegate, Hunstanton, Norfolk PE36 6BJ
 01485 777777



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Hunstanton
8 Greevegate, Hunstanton PE36 6BJ
01485 777777 | hunstanton@fineandcountry.com

