



Redland Gardens

Burnham Market | Norfolk

SOWERBYS

Land & New Homes Specialists

Welcome to Redland Gardens

Quietly positioned on the southern side of Burnham Market, away from the hustle and bustle yet just a short walk from all that this beautiful village has to offer Redland Gardens is a discreet but attractive development of just six, three bedroom brick and flint cottages built by the highly regarded local developer Avocet Homes.

Avocet
HOMES



Burnham Market, *Life within North Norfolk*

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk’s glittering crown.

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. In fact, the village’s ever-popular The Hoste Arms pub was named after Sir William Hoste, a naval captain and rector who served under Nelson. With a station south of the village on the road to North Creake, part of the West Norfolk Junction Railway, it used to be possible to ride the train along the coast from King’s Lynn in the west to Holkham and Wells-next-the Sea.

While the rolling stock is sadly long gone, today’s visitors to ‘Chelsea on Sea’, as it has been dubbed, are more likely to arrive by four wheels and it’s not uncommon to spot a super performance marque or vintage car roll by as you enjoy a glass at The Hoste, overlooking the pretty green.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.



Quality at the Heart of Every Home

Carefully selected products and features to compliment a traditional architectural style whilst providing the comforts of modern day living.

Kitchens

- Beautifully finished, bespoke kitchens with hand-crafted units and granite or quartz work surfaces.
- Appliances including oven, hob, extractor, fridge/freezer, wine cooler, instant boil tap and dishwasher supplied by high end brand names such as Neff, Rangemaster and Bosch. Subject to availability.
- Utility rooms finished to the same high-quality standard including hand-crafted units with oak worktops.

Bathrooms

- Contemporary white sanitaryware throughout.
- Hand-crafted sink and towel units to bathrooms and en-suites.
- Fully tiled showers to bathrooms and en-suites.
- Heated towel rails.
- Additional comfort of underfloor heating.

Additional Internal Features & Finishes

- Decorated in Farrow & Ball calming neutral tones throughout.
- Italian porcelain tiling to ground floor, quality carpeting to first floor included.
- Wood internal doors complemented with brushed metal handles.
- Highly insulated and thermally/acoustically efficient.
- Brushed metal LED down lighters to ground floor, pendant lighting to first floor.
- Brushed metal sockets and light switches throughout.

- Mains connected smoke detector system.
- Intruder alarm.
- Air source heating technology providing underfloor heating to ground floor and thermostatically controlled radiators to first floor.
- Super-Fast full fibre BT Broadband.

External Features & Finishes

- Red handmade facing brickwork supplied by The Classic Brick Company.
- Traditional Norfolk style cobbled flint infill.
- Red Clay Pantiles to roof.
- Natural timber boarding.
- Agate Grey UPVC double glazed windows.
- Agate Grey aluminium bi-fold doors.
- Aluminium rainwater goods.

Outside

- Gardens landscaped with Italian porcelain tiles matching internal living space tiles.
- Fencing and boundary hedges.
- Outside tap, power supply, external lighting and Electric Vehicle charging available at request.

Every property covered by a 10 year structural warranty issued by ICW.





Plots 1 & 2

Plot 1 (Plot 2) is a very attractive and traditional looking brick and flint semi-detached cottage.

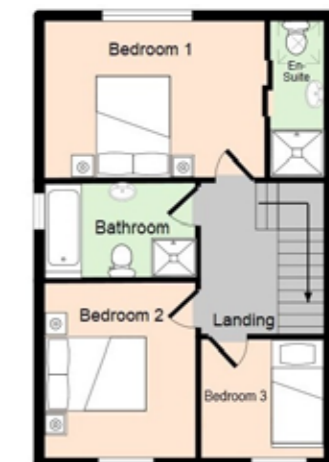
Entered via the elegant oak framed porch, on the ground floor the living and entertaining space is open plan and 'L' shaped with the kitchen to the front and then opening up to the rear of the house is the generous living room with lantern ceiling over and full width bi-folding doors out to garden beyond.

Upstairs there are three bedrooms with the principal bedroom having an en-suite shower room whilst the other two share the family bathroom. Plot 1 (Plot 2) also has two off street parking spaces.

Plot 1



Plot 2



Key Features

- Semi-Detached Brick & Flint Cottage
- Three Bedrooms
- Open Plan Ground Floor Accommodation
- Bi-Fold Doors to Rear Garden
- Off Street Parking
- Sought After North Norfolk Location
- Close to Beautiful Beaches
- Village Location
- Walking Distance to Independent Shops

Room Measurements

- Kitchen / Dining / Family Room
- Bedroom One
- Bedroom Two
- Bedroom Three
- 10.8m max x 5.2m max (35' 5" x 17' 0")
- 4.1m x 2.9m (13' 5" x 9' 6")
- 3.3m x 2.8m (10' 9" x 9' 2")
- 2.3m x 2.2m (7' 6" x 7' 2")

98 sq.m / 1,055 sq.ft



Plots 3, 4 & 5

Plot 3 (Plot 4 & 5) is a very attractive and traditional looking brick and flint detached cottage.

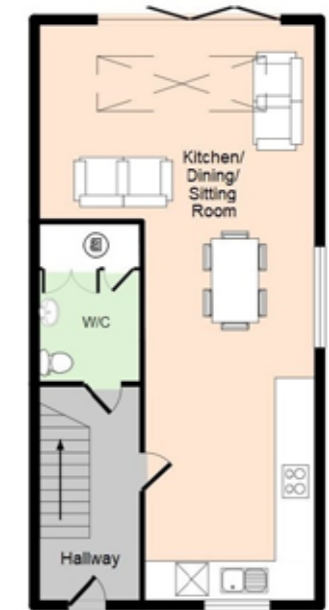
Entered via the elegant oak framed porch, on the ground floor the living and entertaining space is open plan and 'L' shaped with the kitchen to the front and then opening up to the rear of the house is the generous living room with lantern ceiling over and full width bi-folding doors out to garden beyond.

Upstairs there are three bedrooms with the principal bedroom having an en-suite shower room whilst the other two share the family bathroom. Plot 3 (Plot 4 & 5) also has two off street parking spaces.

Plots 3 & 4



Plot 5



Key Features

- Detached Brick & Flint Cottage
- Three Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Open Plan Kitchen/Dining/Family Room
- Two Off Road Parking Spaces
- Bi-Fold Doors to Rear Garden
- Close to Beautiful Beaches
- Located within the 'Jewel of North Norfolk'

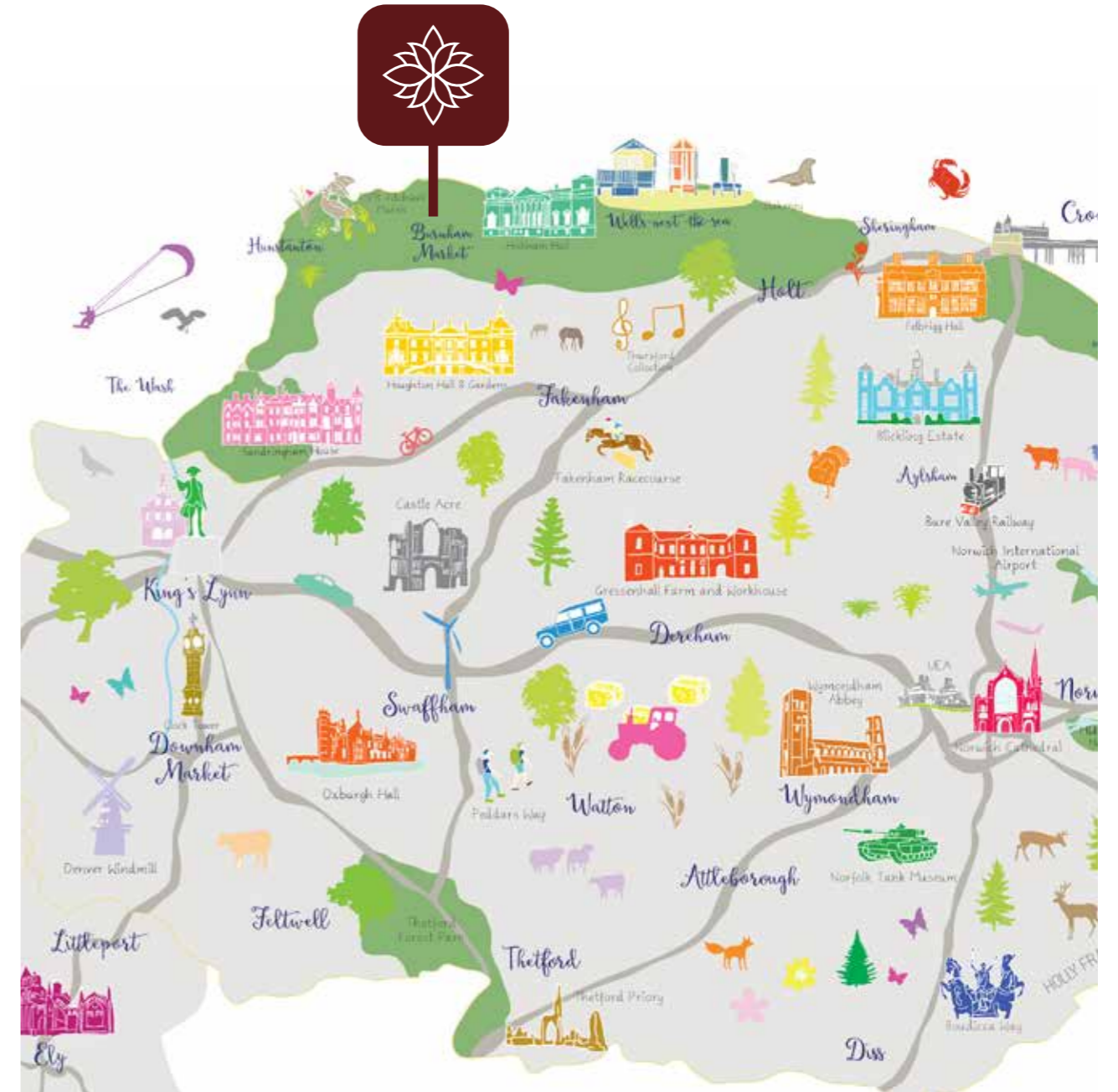
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Site Map





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Burnham Market Office

01328 730340

burnham@sowerbys.com



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Sales Enquiries

burnham@sowerbys.com

01328 730340