



THE STORY OF

Spinney's End

Burnham Market, Norfolk

SOWERBYS

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Spinney's End

Docking Road, Burnham Market,
Norfolk, PE31 8DN

Four Bedroom, Detached Brick and Flint House

Open-Plan Kitchen, Dining and Sitting Room

Separate Snug

Ground Floor Bedroom Suite

Beautifully Presented

Oak Floorboards

Secure, South-Facing Garden

Double Garage and Gated Parking

Peaceful Village Location

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“...you are naturally drawn towards what is unquestionably the show stopping room of this property...”

Having just undergone a significant refurbishment and extension, Spinney's End is now not only beautifully presented, but also perfectly arranged for modern day living.

This once rather ordinary 1980s house is now anything but, and has been completely transformed by the current owners into a home which is now light, spacious, free flowing, and above all - contemporary.

An oak and cedar porch has been added to the front, enhancing its exterior aesthetic

whilst providing a more spacious and welcoming entrance hall.

From here you are naturally drawn towards what is unquestionably the show stopping room of this property, the kitchen, dining and sitting room. This substantial space is arranged as a staggered 'L' with the beautiful and stylish kitchen breakfast area on one side. With its plentiful and sleek kitchen units and the sociable breakfast bar, it is ideal for a kitchen supper or catching up with a close friend over coffee.



This then opens up to the living space with ample room for a large family dining table, as well as an equally generous seating area. This part of the room feels especially large thanks to the two roof lantern windows above, as well as the bi-folding glass doors along its southern side with their impressive views. Open these up in the summer and let the cool breeze flow through. However, come the winter, light the central, free-standing log burner and it really is the perfect place to unwind and relax after a windswept day on the beach.

“The views south over farmland and the recently planted vineyard are wonderful.”



If all this was not enough, french doors take you through to what was the original sitting room, but now thanks to the increased proportions, can only be described as a cosy snug.

On the ground floor is what the current owners use as the principal bedroom suite. With a vaulted 'tower top' roof - this is a stunning room.

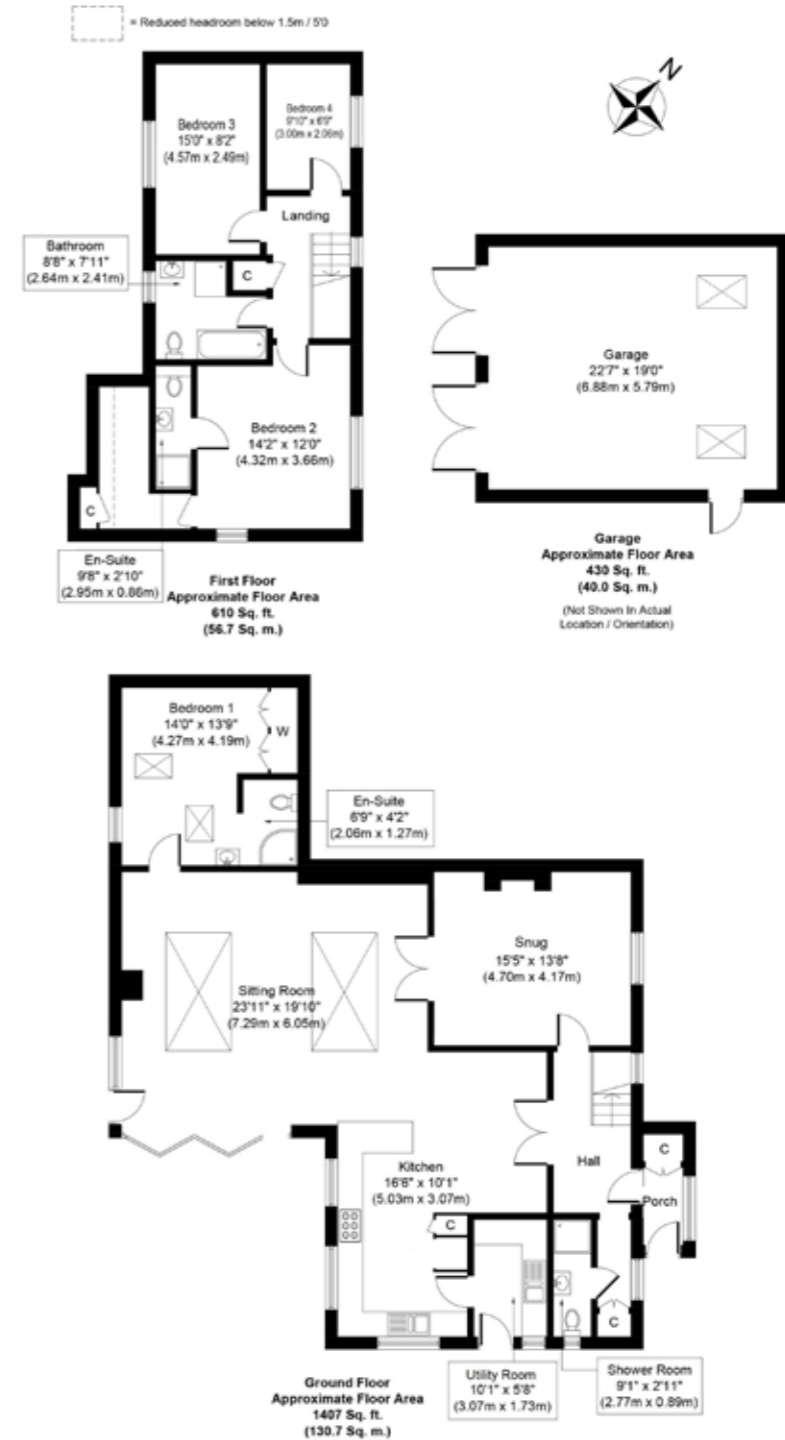
Upstairs there are a further three bedrooms, two of which share the family bathroom, whilst the third enjoys a private en-suite shower room.



Relish in the sunlight in the well-maintained garden, which is almost entirely south-facing and offers raised vegetable beds for you to grow your own produce.

The garden path leads down to another recent addition, an oak framed double garage with enough space for an SUV, a boat, and a workshop area. There is also gated parking, which is in addition to the driveway adjacent to the house.

Spinney's End has very clearly been a much loved home for the current owners and they have loved the tranquillity of its location, yet with all the amazing facilities that the village has to offer just being a short walk away. They really have created the perfect space and it is now time for a new family to enjoy it.



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 or tenant. 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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ALL THE REASONS

Burnham Market

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and

dine on warm summer's nights.

Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

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.



Note from the Vendor



The view from the bi-fold doors.

“This time of the year the living room is delightful with the bi-folds open, but in the winter it's lovely to spend time with the log burner alight and keeping you cosy.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating with underfloor heating in the kitchen/dining/living room and downstairs bedroom suite.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9788-2017-7235-4746-7990

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.

TENURE

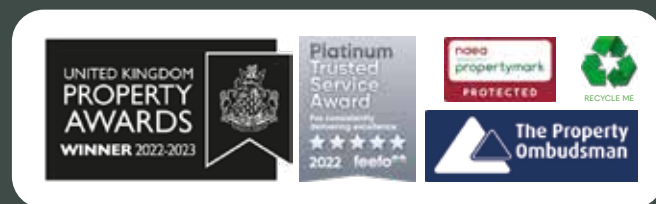
Freehold.

LOCATION

What3words: ///servants.inhaled.trappings

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SOWERBYS



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