



THE STORY OF

4 Longmeadow Close

Great Bircham, Norfolk

SOWERBYS

S

THE STORY OF

4 Longmeadow Close

Great Bircham, Norfolk
PE31 6SY



Exclusive Development

Open-Plan Kitchen/Dining Area

Luxurious En-Suite to Principal Bedroom
Including Bath and Shower

Sought After North Norfolk Location

Beautiful Brick and Flint Exterior

Enclosed Landscaped Rear Garden

Off Road Parking and Garage

Large Barn-Style Windows

10 Year LABC Structural Warranty

Air Source Heating



SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“This is a home designed to enjoy with family and friends, a space to fill with laughter as the sun sets on a summers day or around the fireplace during the winter.”

Located in one of north Norfolk’s increasingly desirable villages, this beautiful brick and flint detached house is set within an attractive and discreet development known as Longmeadow Close. The property has been built and finished to the highest of standards throughout by the prestigious and highly respected local developer, Benton Developments.

At the heart of this home is the substantial open plan kitchen/dining area which has been designed with entertaining in mind with its sociable kitchen island as well as ample space for a large dining table. Double doors lead you naturally through to the equally well proportioned reception room and both of these rooms have double doors out to the west facing garden so they flow effortlessly together throughout the summer months. The front of the house incorporates a

wonderful barn conversion style full height window that allows light to flood into the ground and first floor creating a delightfully bright and airy environment. Upstairs there are four well proportioned double bedrooms with the principal bedroom enjoying a luxurious en-suite with separate bath and shower whilst the other three share the family bathroom.

Outside, both the front and rear gardens are fully landscaped, including a natural stone patio to the rear perfect for entertaining friends and family. Located in a countryside setting just a 15 minute drive from the glorious north Norfolk coastline, the property is perfect for relaxing after a country walk with the dogs. The home strikes the perfect balance of serene and tranquil living space with ample room for socialising.



Specification

Construction

Traditional brick and block construction
 Ibstock Swanage Handmade Red Blend bricks and local flint cobbles
 William Blyth handmade natural clay pantiles
 Painted fascia and barge boards
 Purpose made double glazed timber windows and doors with secure by design multipoint locking system, finished in Farrow and Ball Old White

Kitchen

Tumbled edge stone flooring
 Handmade kitchen cabinets with painted finish
 Granite worktops and fitted upstands
 Bosch integrated appliances to include double oven, induction hob and dishwasher
 Freestanding fridge/freezer
 Integrated extractor fan over hob
 Under-mounted sink with Franke chrome mixer tap
 Pull out integrated sectional waste recycling bin

Bathroom and En-Suites

Silver grey marble porcelain floor and wall tiles
 Fitted and freestanding baths, WC's, basin unit with double drawers and taps all by Roca
 Kudos fully tiled frameless shower enclosures with low profile tray
 Mira thermostatic shower valves with both fixed head and handheld hose
 Over basin mirrors with lighting
 Towel warmer with chrome finish

Heating and Electrical

Mitsubishi Ecodan Air Source Heat Pump and cylinder
 Wet underfloor heating throughout the ground floor with radiator heating throughout the first floor
 Recessed downlighters to kitchen and dining area, landing, bathroom and en-suite
 Pendant lighting to lounge and bedrooms
 Telephone and TV points to kitchen, lounge and all bedrooms
 CAT 6 cabling throughout
 Shaver points to bathroom and en-suite
 Mains wired smoke detection system with battery back up
 External lighting to front and rear of the house
 Intruder alarm with entry keypad to front door with external sounder
 Fibre broadband

Internal Finishes

Coir mat well to front door
 Tumbled edge stone flooring to WC, utility room, kitchen and dining area
 Quality carpets fitted to lounge, stairs, landing and bedrooms
 Oak internal doors with a pair of half glazed oak doors leading to the lounge all with a natural oiled finish and chrome fittings
 Painted finish to all walls, skirting board and architrave in Farrow and Ball colours
 Timber painted staircase with oak handrail
 Wardrobes to include a fitted shelf and chrome hanging rail

Garage

Up and over door for vehicular access
 Rear pedestrian door and window
 Fitted electrical sockets and lighting

Gardens and Driveway

Tarmac driveway with gravel parking area
 Landscaped gardens and lawn areas
 Natural stone paving to terrace area and pathways
 Timber close-boarded fencing fully enclosing the rear garden with side pedestrian access gate

Warranty

10 year LABC Structural Warranty

Please Note: Specifications and products may vary





Ground Floor

Kitchen/Dining Room	6.8m x 6.0m
Sitting Room	6.0m x 4.2m
Utility Room	3.2m x 2.7m
WC	3.2m x 1.3m
Garage	5.8m x 3.2m



First Floor

Bedroom One	6.3m x 4.2m
En-Suite	3.8m x 3.2m
Cupboard	3.2m x 1.9m
Bedroom Two	3.2m x 3.0m
Bedroom Three	3.2m x 2.9m
Bedroom Four	3.2m x 2.9m
Bathroom	3.3m x 1.7m
Landing	5.1m x 2.6m

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.

ALL THE REASONS



Great Bircham

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises of three parishes:

Great Bircham, Bircham Tofts and Bircham Newton.

Great Bircham has a good farm shop with deli, a church, St Mary's and the Kings Head Hotel with award winning restaurant. There is also a fully restored windmill, considered to be the only working windmill in this part of the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The mill also has a bakery,

tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from Sowerbys



Snettisham Beach.

“Great Bircham is well placed for access to the beautiful north Norfolk coast.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating with underfloor heating to the ground floor and radiators to the first floor.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///presenter.hoped.cargo

AGENT'S NOTE

The internal images are from another property on the development and have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL