



THE STORY OF

# 23 Kestrel Close

*Burnham Market, Norfolk*

**SOWERBYS**



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THE STORY OF

# 23 Kestrel Close

Burnham Market, Norfolk,  
PE31 8EF

Stunning Countryside Views

Generous Kitchen, Dining Room and Sitting Room

Double Pitch Sun Room

Three Double Bedrooms

En-suite and Family Bathroom

Utility Room

Summer House

Enclosed Garden

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“We love the fire lit in the sitting room in the colder months, the perfect space to enjoy company of family and friends.”

Situated on the southern outskirts of Burnham Market, 23 Kestrel Close offers breathtaking and panoramic views over the expansive fields to the village's south.

This residence was meticulously designed and constructed by a highly esteemed local builder renowned for crafting homes that seamlessly blend traditional materials with contemporary layouts. As a result, this property is a harmonious three bedroom haven, featuring abundant living and entertaining spaces.

A single storey layout characterises the property, with all the primary rooms accessible from the spacious central hallway. The modern kitchen has been intelligently expanded into what once served as the adjoining garage, now boasting a generously sized dining area and a practical utility room with convenient side access—an ideal spot

for managing muddy paws after a winter stroll.

At the rear of the property, the sitting room takes full advantage of the stunning countryside views and an abundance of southern light. Extending from this room is a double pitched sunroom that provides additional living and entertaining space. With its bi-folding doors wide open, it seamlessly merges into one expansive area, having comfortably hosted numerous joyful family Christmases. Beyond the sunroom, french doors open onto the garden.

All three bedrooms are spacious doubles, with the primary bedroom featuring an appealing en-suite shower room, while the remaining two share a well-appointed family bathroom. Furthermore, a guest WC is conveniently situated at the rear of the utility room.







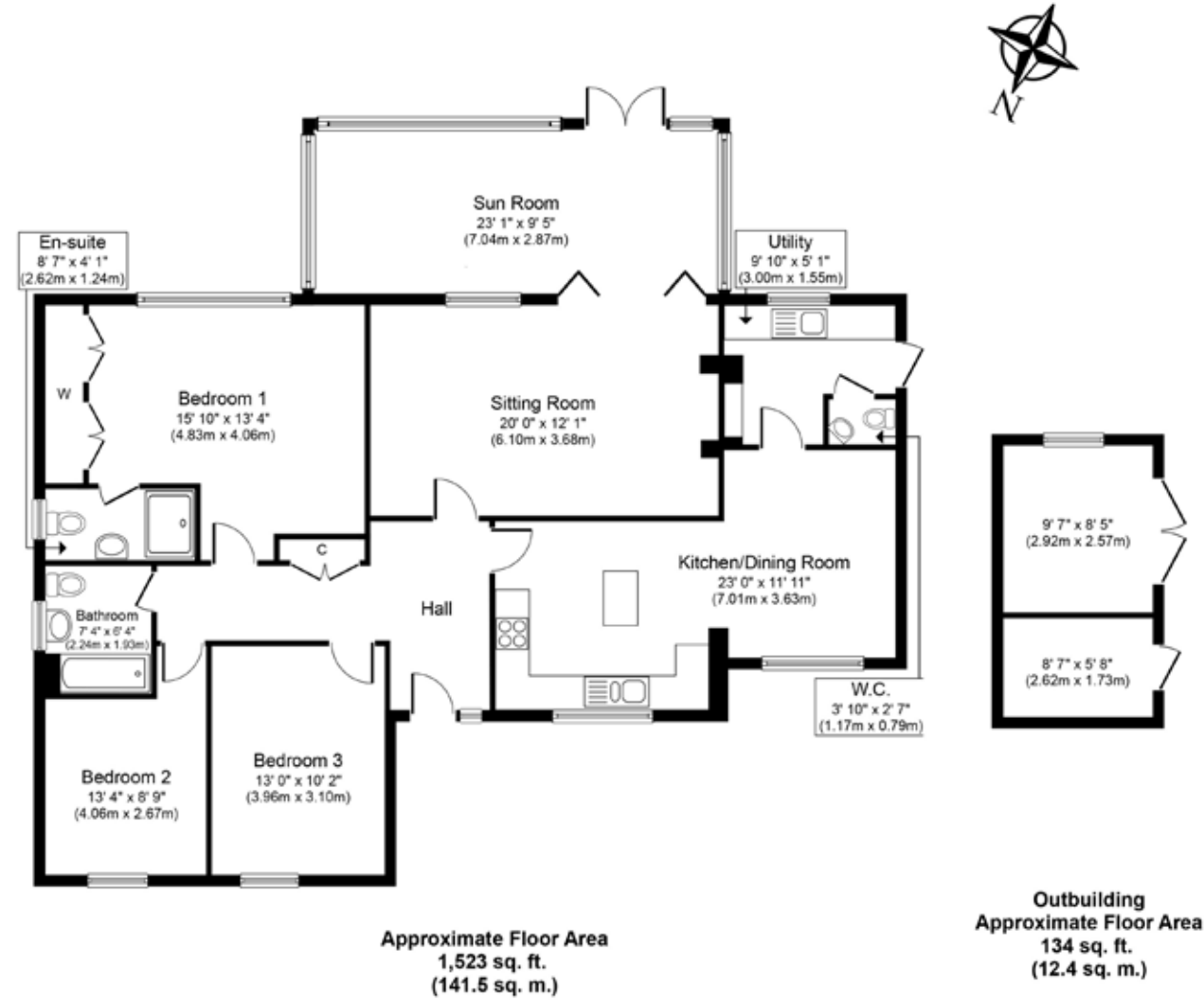


Outside, and to the front, there is plenty of off-street gravelled parking whilst to the rear the garden is mostly lawn with mature borders, dog proof fencing and, thanks to the countryside beyond, feels far larger than its easy to maintain actual size. There are two useful garden sheds, a greenhouse and then an extremely pretty summer house, angled to make the most of the afternoon and evening light and beloved by the grandchildren!

In all this is a beautifully presented property in an idyllic location.







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

# 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, 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. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. 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



“We have love how close all the local amenities are, as well as lots of walks close by.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0636-3029-9201-2167-8204

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: ///snacking.polices.breath

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# SOWERBYS



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