



THE STORY OF

7 Queen's Crescent

Great Bircham, Norfolk

SOWERBYS

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7 Queen's Crescent

Great Bircham, Norfolk,
PE31 6RF

Three Bedroom Semi-Detached Home

Contemporary Kitchen/Dining Room

Utility Room

Cosy Reception Room

Log-Burning Stove

Potential to Extend (Subject to Necessary Consents)

300 Ft West Facing Garden

Countryside Views

Off Road Parking

SOWERBYS BURNHAM MARKET OFFICE

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“We love to spend cosy evenings by the log-burner.”

Semi-detached and with the biggest garden in the crescent, No. Seven is an incredibly well-maintained and much-loved, three bedroom home.

On entering, the first impression is definitely one of light and space. Having cleverly opened up the banister and replaced it with glass, our sellers have allowed light in from the south side of the house and this helps to create a really welcoming space. At the front of the house is the living room which, with its warming log-burner and oak mantelpiece, has an almost cottage feel to it and is extremely cosy and comforting.

To the rear is the kitchen/dining room, contemporary and practical, and with space for a dining table, this is a perfect hub to this family home. In addition there is a ground floor WC and a very useful utility room. This room, and side of the house, has further potential for extending, subject to the necessary consents.

Upstairs there are three bedrooms, two good-size doubles and a large single, and all three share the stylish family bathroom.





Outside and to the front there is plenty of off road parking, whilst to the rear the garden is approximately 300 ft and extends westwards, but is fully open to the south. The garden overlooks the farmland of the Sandringham Estate as well as Gt Bircham Windmill, not only an historic eye-catching building, but also an exceptional bakery and tea room.

Being semi-detached, and having all that wonderful space to the rear, this property boasts enormous potential. In addition, there is vehicle access and right of way to the rear allowing for further possibilities.

No. Seven has been a much-cared for family home for and that care is evident in every room of this house, however it is now time for a new family to begin making their own memories here.





First Floor
Approximate Floor Area
434 sq. ft
(40.33 sq. m)



Ground Floor
Approximate Floor Area
556 sq. ft
(51.63 sq. m)

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



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 the Vendor



Heacham Beach

“There's easy access to beaches and walks, with a sense of space all around.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0622-2848-7159-9095-3841

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: ///topping.chemistry.intruding

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