



INTRODUCING

Westgate View

Burnham Market, Norfolk

SOWERBYS

Land & New Homes Specialists



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INTRODUCING

Westgate View

The Burnhams, Church Walk, Burnham Market
PE31 8GX

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Five Double Bedroom Home

Corner Plot Location

Set Over Three Storeys

Ground Floor Underfloor Heating

Bespoke Kitchen by Kitchens Etc

Formal Sitting Room with Log Burning Stove

High Specification Finish Throughout

Double Garage and Off-Road Parking

Popular and Beautiful Village Location

Super Fast Broadband Connected

Accommodation of over 3,000sq.ft.

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SOWERBYS BURNHAM MARKET OFFICE

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“The perfect balance of living, relaxing and entertaining space”

Generously arranged over what was once the Burnham Market village surgery, Westgate View is located within a discrete yet at the same time impressive development of only four generous family homes designed and built by The Willow Group, one of North Norfolk's most established, highly regarded and professional developers.

As is always the case with The Willow Group, great care and thoughtfulness has been taken with the design, detail and aesthetic on this home. By using traditional materials this modern home

blends seamlessly into its peaceful setting yet inside it incorporates every single aspect of modern day living.

Set on the eastern side of this discrete and very private development, Westgate View is a beautifully finished and grand, five bedroom, brick and flint detached house with the perfect balance of living and entertaining space arranged over three floors.



On entering Westgate View you are immediately struck by the generosity of the space, the entrance hall with its impressive oak and glass staircase climbing up towards the second floor gives access to all the ground floor rooms. On one side of the house and occupying the largest proportion of this floor is the essential kitchen dining and family room. Without question the kitchen is the indispensable feature of this room, designed and built by Kitchens Etc, the local and highly acclaimed kitchen designer, it sits central to the room, just as it should, as the hub of every home. At

“Without question the kitchen is the essential feature of this room and just as it should be, is the hub of this exquisite home”.

one end of this room is the dining area with its bi-folding door and lantern roof over making it an incredibly light area and perfect for summer evenings with the doors pulled back. At the other end is the relaxed seating area, both formal in structure and yet just as easily can be informal thanks to the free flowing and social nature of this room. You can also access this room straight from the double garage via the interlinking utility and boot room, a perfect staging post when you return from a muddy walk on the beach.





On the other side of the entrance hall is the more formal reception room with French doors out to the garden allowing for al fresco mingling between the ground floor rooms in the summer. Yet, with its log burning stove, this is also a room that becomes cosy, welcoming and warming as the days shorten and the season changes, the ideal place to snuggle down on a winter's night with a glass of wine and the comforting crackle of the fire.

“The ideal place to snuggle down on a winter's night with a glass of wine and a comforting fire.”



Climb that beautiful staircase up to the first floor where there are three generous double bedrooms suites. The principal suite has a substantial bedroom with views out over the garden, a large dressing area to the rear of the bedstead and then a sumptuous en suite bathroom. Bedroom Two is almost as plentiful in its proportions as it too has its own dressing room as well as en-suite shower room.

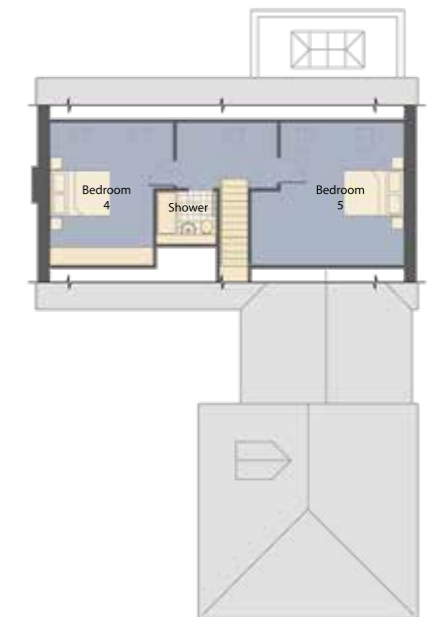




GROUND FLOOR
 Kitchen / Family Room
 9.3m x 5.1m (30' 6" x 16' 8")
 Living Room
 6.8m x 4.1m (22' 3" x 13' 5")
 Boot Room
 4.6m x 3.3m (15' 1" x 10' 9")

FIRST FLOOR
 Principal Bedroom
 5.1m x 3.4m (16' 8" x 11' 1")
 Principal Dressing
 5.1m x 2.1m (16' 8" x 6' 10")
 Principal En-Suite
 2.9m x 2.4m (9' 6" x 7' 10")
 Bedroom Two
 6.8m x 4.1m (22' 3" x 13' 5")
 Bedroom Two En-Suite
 2.4m x 1.6m (7' 10" x 5' 2")
 Bedroom Three
 5.5m x 4.6m (18' 0" x 15' 1")
 Bedroom Three En-Suite
 3.1m x 1.8m (10' 2" x 5' 10")

SECOND FLOOR
 Bedroom Four
 4.8m x 4.1m (15' 8" x 13' 5")
 Bedroom Five
 5.1m x 4.8m (16' 8" x 15' 8")
 Shower Room
 2.0m x 1.8m (6' 6" x 5' 10")



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 Sowerbys



“Burnham Market really is a fantastic place to call home”.

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage.
Underfloor heating to the ground floor via high quality air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

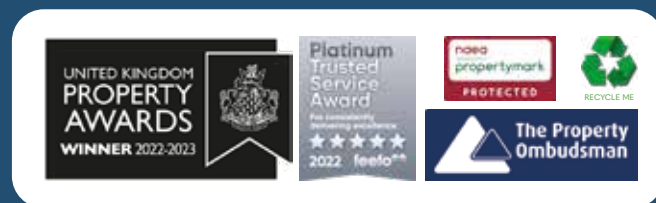
TENURE

Freehold.

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.

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