



THE STORY OF

# 44 The Close

*Brancaster Staithe, Norfolk*

**SOWERBYS**



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# 44 The Close

Main Road, Brancaster Staithe, Norfolk  
PE31 8BS

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Fleur Homes Property

Three Double Bedrooms

Stunning Landscaped Garden

Garage plus Car Port

Immaculate Finish Throughout

Two Sets of Bi-Fold Doors

Log-Burner

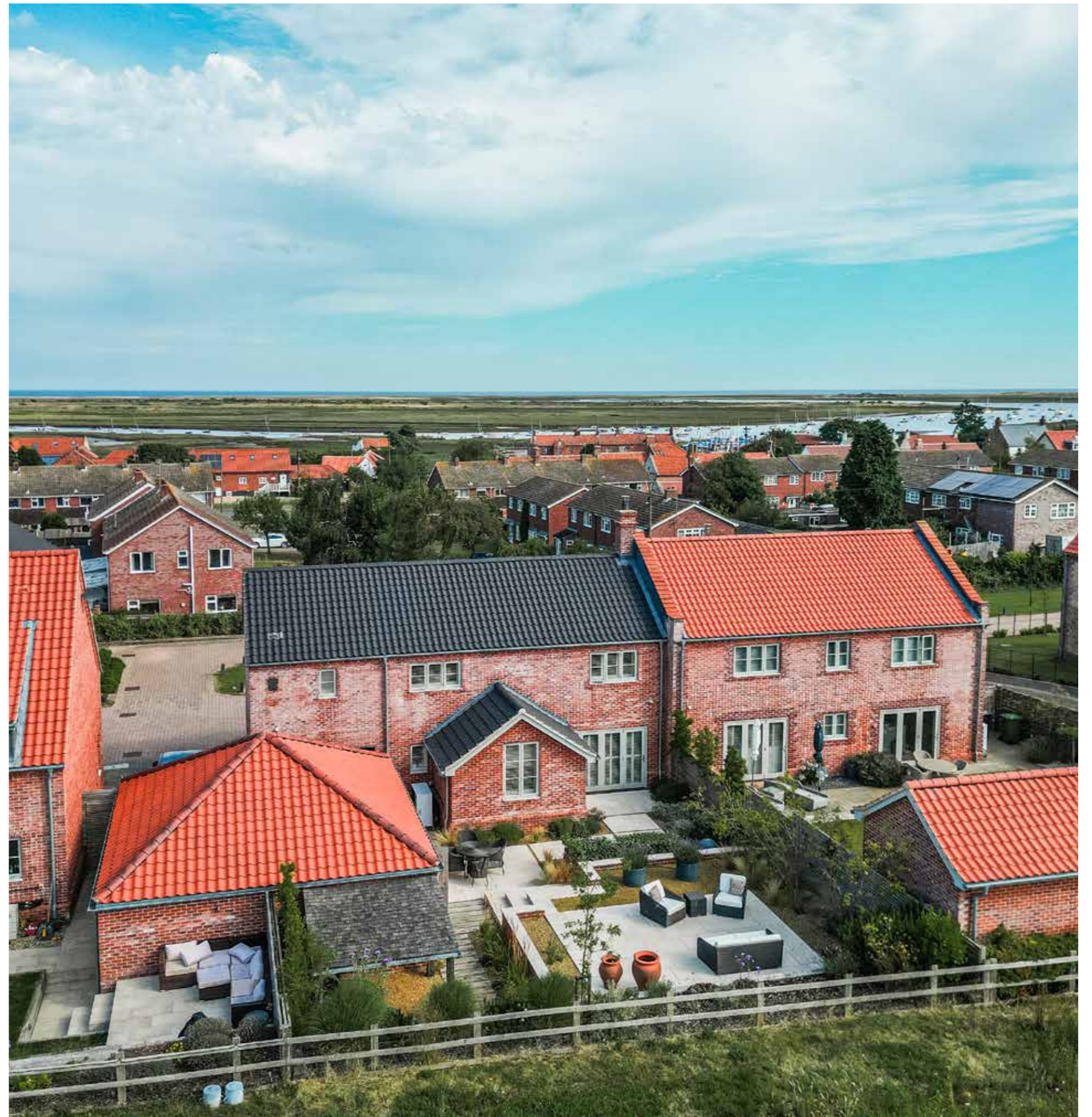
Traditional Brick and Flint Exterior

Under Five Minutes' Walk to Brancaster Staithe

Southern Countryside Views

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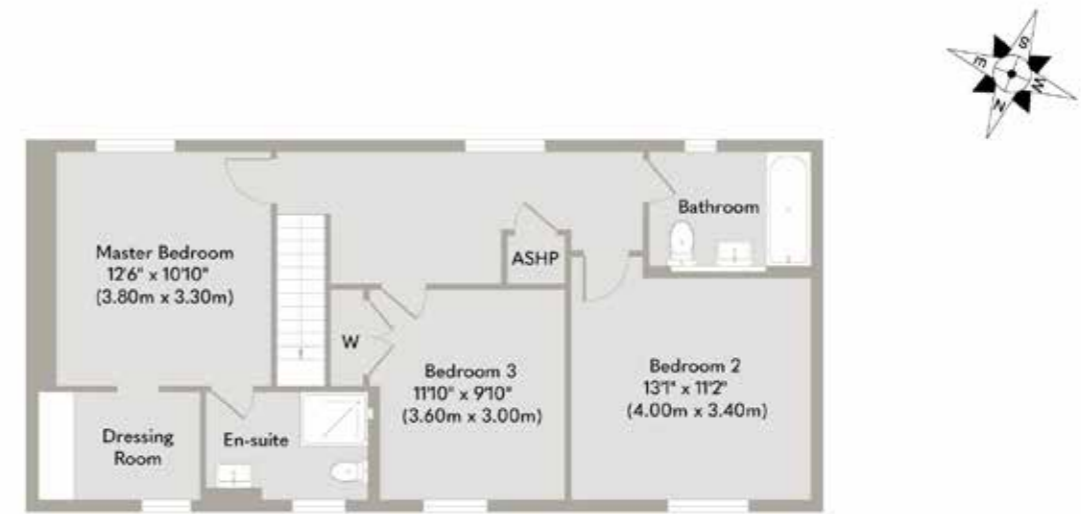
Forming part of Fleur Homes' Northshore development, Number 44 is a beautifully finished three bedroom house that has been further enhanced by the addition of a stunning landscaped garden.

As one naturally expects from Fleur, this is a home that has been finished to an exceptionally high standard throughout and that is more than evident when walking through the ground floor rooms, from the stylish and contemporary kitchen with its social breakfast bar through to the cosy reception room with its central log burner. Of course this house is incredibly efficient to run with air source underfloor heating negating the need for a log burner, but what could be more welcoming after a wind swept winter's walk along the coastal path than the crackle of a real fire as you snuggle up with a cup of hot chocolate and a good film.

However, it is the summer time when No. 44 really comes into its own, both bi-fold doors get opened up and that beautiful terraced garden really becomes an extension of the house itself. South-facing but open to the west, this really is a space that enjoys the summer sunlight to the full and has played host to many an al fresco party.

All three bedrooms are good doubles, with the principal having both a dressing room and an en-suite shower room, while the other two share a family bathroom. Outside and in addition to the car port there is also a separate garage which is ideal for storing your kayaks, bicycles or winterising your boat, perfect for this particular village.

The current owners have had this house as their home from home since new, just five years ago. So much have they loved its proximity to the sea, the coastal path, the countryside walks and The Jolly Sailors that the reason they are selling is to buy their permanent home along this beautiful stretch of Norfolk coast.



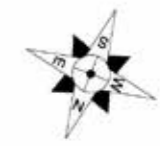
First Floor  
Approximate Floor Area  
804 sq. ft  
(74.70 sq. m)



Ground Floor  
Approximate Floor Area  
838 sq. ft  
(77.88 sq. m)

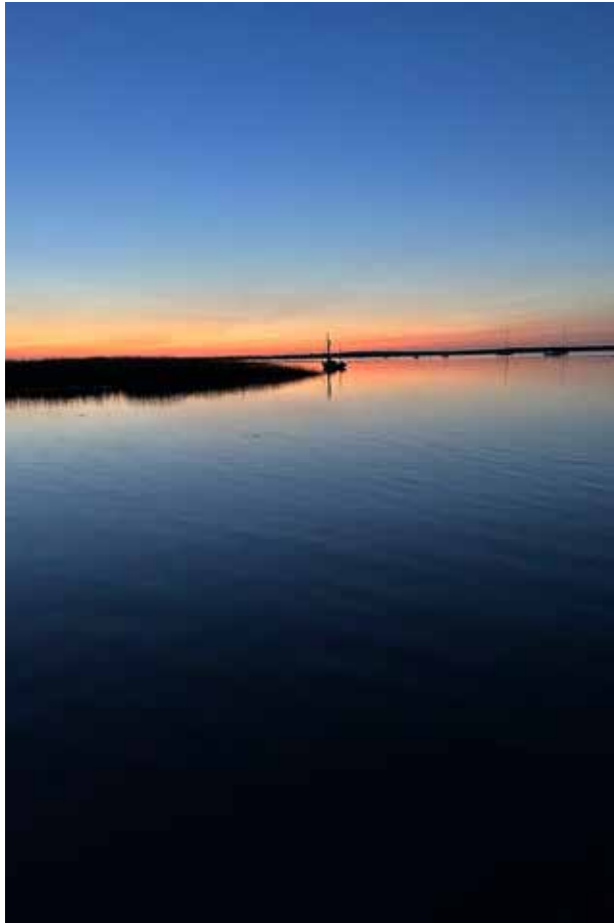


Garage  
Approximate Floor Area  
197 sq. ft  
(18.30 sq. m)



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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We use the garden as an extension to the house - the raised patio is the perfect place to enjoy the evening sun.



# Brancaster Staithe

DISCOVER NATURE AND NAUTICAL ADVENTURES ANEW



A small coastal village, centred around the harbour, with its thriving fishing community and ideal for the sailing enthusiast. Brancaster Staithe is located approximately halfway between Hunstanton and Wells-next-the-Sea on the north Norfolk Coast. Connected to Burnham Deepdale, between the two villages they have a variety of shops including a supermarket/petrol station, cafe, fresh fish shop, sailing school, tourist information centre and two pubs, The Jolly Sailors, and The White Horse with its superb coastal views. Brancaster is justly famous for its mussels.



Scolt Head Island is a Nature Conservation Area, set in an Area of Outstanding Natural Beauty and being only a boat trip away, depending on the tide. The island has a large breeding colony of Sandwich Terns and in winter there can be 50,000 pink-footed geese roosting on the island.



Brancaster Staithe is one of the best bird watching areas in the UK, the coastal path between Brancaster and Burnham Deepdale offers an abundance of wild life to enjoy.

There are many circular and coastal walks around the village including Barrow Common, with views over the coastline, or the Norfolk Coastal Path, which runs the length of the village, along the marshes.



## Note from the Vendor



Lobster pots in Brancaster Staithe harbour

“The location is quiet, yet so close to the harbour for paddle boarding and kayaking.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 9163-3865-7603-9891-0145

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: ///inhales.potential.roofer

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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