



THE STORY OF

# 5 Mill Green

*Burnham Market, Norfolk*

**SOWERBYS**



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# 5 Mill Green

Burnham Market, Norfolk  
PE31 8DY

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Two Double Bedrooms

One Single Bedroom

Garage and Off-Street Parking

En-Suite Shower Room

Large Conservatory

West-Facing Garden

Summer House

Short Walk from Village Amenities

Family Bathroom

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CGI Image



Located in one of the most peaceful parts of the village and yet within easy walking distance of all the wonderful shops, restaurants and amenities that Burnham Market has to offer, this is a detached three bedroom bungalow that is now in need of cosmetic updating throughout.

Mill Green is a very quiet cul-du-sac on the eastern side of the village and Number Five has one of the most enviable positions within it being situated in the north western corner.

The property is neatly arranged with all of the living space on one side and all the accommodation on the other. The living space has been doubled in size with the addition of an attractive vaulted ceiling conservatory which enjoys all the benefits of the west facing garden and this allows for both a seating area and a dining area. The galley kitchen is adjacent to the living room and offers the option of opening these rooms up to create an open plan kitchen, dining and living room.

Two of the three bedrooms are doubles, and in addition to the original family bathroom, the property has been extended to create an en-suite shower room that is substantial enough to also host a sauna.

Outside and to the front there is off street parking as well as a single garage that has been converted into a storage room to the front and a workshop or home office to the rear. The west facing garden at the back is an absolute delight with a patioed area immediately off the conservatory and kitchen doors and then a raised lawn with a pretty summer house.

No.5 has been a main home for many years and whilst it is clean and tidy, it does now need completely updating throughout. A quick walk around Mill Green will give you plenty of visual stimulation to help fuel your imagination on this property's currently potential.





**Garage**  
 Approximate Floor Area  
 160 sq. ft  
 (14.85 sq. m)

**Approximate Floor Area**  
 1,075 sq. ft  
 (99.84 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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# Burnham Market

THE JEWEL IN THE  
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop—this place savors the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pockocks the Artmonger. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.



## Note from the Vendor



Rear garden.

“We’ve loved relaxing and bird watching in the garden.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref: 0000-6354-0422-3420-3343

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: ///tamed.grin.jammy

## AGENT'S NOTE

All internal images that feature furniture have been digitally dressed using CGI. There is no furniture at the property.

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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

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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