



34 NORTH STREET

FISHER'S COURT



INTRODUCING

34 North Street

Fisher's Court, Burnham Market, King's Lynn,
PE31 8HG

●
Part of an Elegant and Discreet Development,
Offering a Rare Opportunity

Nestled in the Heart of Burnham Market

Beautifully Designed

Three En-Suites

Open-Plan Kitchen/Dining/Living Room

South-Facing Patio Garden

Two Off-Street Parking Spaces

Air Source Heating

10 Year ICW Warranty

●
SOWERBYS BURNHAM MARKET OFFICE

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34 North Street



This home is an entirely new construction, designed to adjoin and seamlessly blend with the period frontage of the original Victorian homes. It is a three-bedroom townhouse, with all the entertaining spaces thoughtfully arranged on the ground floor. Notably, it is wider than the two preceding Victorian homes, providing an equitable balance of living space along with an additional bedroom. The first floor features two double bedroom suites, while the upper floor includes a third bedroom suite. The property also benefits from two off-street parking spaces, a south-facing patio garden and provision for an outdoor kitchen area.

GROUND FLOOR Kitchen/Dining Room 24'7" x 10'11" (7.50m x 3.33m) | Living Room 14'1" x 13'11" (4.29m x 4.23m) | Utility 6'7" x 4'10" (2.00m x 1.47m) **FIRST FLOOR** Bedroom One 15'1" x 13'11" (4.59m x 4.23m) | En-Suite 10'10" x 9'6" (3.30m x 2.89m) | Bedroom Three 13'11" x 10'5" (4.23m x 3.17m) | En-Suite 9'6" x 7'10" (2.89m x 2.39m) **SECOND FLOOR** Bedroom Two 13'11" x 5'5" (4.23m x 1.65m) | En-Suite 5'5" x 3'8" (1.65m x 1.13m)



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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“A rare opportunity, nestled in the very heart of Burnham Market.”

Nestled in the very heart of Burnham Market, Fisher’s Court is an elegant and discreet development of just six beautifully designed and finished properties. Two of them will retain their original Victorian facades whilst the other four homes are newly built constructions. All either retain or create the same level of character and charm that such a central position within this beautiful and traditional Georgian village expects.

Plots One and Two are both set within a Victorian street facing terrace, but behind their original red brick frontages they have been completely stripped back and rebuilt as new homes. The remaining four homes are all new build houses that have been designed and styled to perfectly sit within the aesthetic of their setting.

Langton Homes have a long and well established reputation for refurbishing and building exceptional and tasteful properties along the north Norfolk coast. From barn conversions to innovative new builds, their finish and attention to detail is faultless and this will be evident throughout each and every property within Fisher’s Court.

Whether it be a freshly baked morning croissant from Number30, a pint of milk for your afternoon cup of tea from the village shop, or a special dinner at Socius, the position of all these new homes at Fisher’s Court allows you to do all three, as well as everything else that this fantastic village has to offer, in under a five minute walk.





Specification

Exceptional Quality - Sympathetically designed with fine attention to detail, a celebration of traditional coastal architecture seamlessly paired with quality modern finishes.

EXTERNAL FINISHES & CONSTRUCTION

- Traditional masonry
- Wall materials to be a mixture of brick, flint and chalk
- Terracotta pantile roof
- Timber sealed double glazed windows and doors in F&B Hardwick White
- Bifold door leading to patio garden
- Boundary in hit and miss timber panels and existing brick walls
- Patios and courtyard finished in Sandstone slabs
- Bespoke timber shed
- Provision for outdoor kitchen

INTERNAL FINISHES

- Tiles to ground floor by Artisans of Devizes
- Carpet to stairs, landing, dressing and bedrooms
- Coir matt well to front door
- Staircase to be Oak newels, spindles and handrail
- Alexander Lewis fitted dressing room
- Oak veneer doors with satin stainless door furniture
- Decoration to include Little Greene or Farrow & Ball colour match
- White emulsion to ceilings, and a satin finish to the skirting and architraves
- Contemporary fireplace

KITCHEN

- Bespoke design Kitchen by Alexander Lewis
- Natural Stone Quartz worktops
- Miele appliances (or similar)
- Quooker tap
- Integrated waste bins

BATHROOMS

- Designer sanitary and brassware
- Recessed shelving to showers
- Horizontal V groove panelling to bathroom
- Floor and shower tiles by Artisans of Devizes
- Dual fuel towel rails
- Wall hung toilets with soft close seats
- Vanity units featuring power sockets

ELECTRICAL & LIGHTING

- Fibre broadband to the premises
- Provision for electric vehicle charging point
- A combination of LED downlights, and pendants to the ground floor
- Pendant lighting to the bedrooms
- LED downlights to bathrooms
- Satin stainless designer sockets and switches
- Alarm system
- Provision for wireless access points for Wi-Fi
- External lighting to front door and rear terrace area

HEATING & PLUMBING

- Air source heat pump to provide all heating and hot water
- Under floor heating to ground floor, radiators to first and second floors
- Each zone controlled by a wall mounted thermostat
- Pressurised hot water cylinder
- Towel rails on separate circuit for operation during the summer months
- Outside tap



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. Discover the charm of The Hoste Arms, a historic pub, restaurant, luxury hotel and spa.

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 Pockets 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.



Nestled in the very heart of Burnham Market.



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating, fibre optic broadband to the premises and provision for electric vehicle charging.

ENERGY EFFICIENCY RATING

SAP reports to be carried out once properties are complete.
Predicted EPC grades: B.

TENURE

Freehold.

MANAGEMENT AND SERVICE CHARGE

Plots 1 to 5 will contribute to any maintenance required to the shared drive.
The shared drive will be owned by plot 3 (34 North Street).

LOCATION

What3words: ///already.savings.behalf

AGENT’S NOTE

10 year ICW warranty.

The furnishings are for display purposes only and do not form part of the sale.
Some photographs used are of previous projects by Langton Homes.

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SOWERBYS

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