



THE STORY OF

18 Kestrel Close

Burnham Market, Norfolk

SOWERBYS



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Burnham Market, Norfolk
PE31 8EF

Detached Bungalow

Two Double Bedrooms,
Bathroom and En-Suite

Off-Street Parking and
Integral Single Garage

Attractive Brick and
Flint Exterior

Peaceful Village Location
with Countryside Views

Conservatory

Development Potential

SOWERBYS BURNHAM MARKET OFFICE

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Tucked away within the well-established and peaceful little development that is Kestrel Close, No. 18 is an attractive brick and flint property on the south side of the village. The property's central heating and water system are almost new, having been completely replaced in April 2023. This includes a new system boiler, radiators, hot water tank, and a new shower in the main bathroom, all part of a modern pressurised system.

Arranged in an 'L' shape, the living and entertaining space is on one side with the sitting room and kitchen being neatly linked by the garden room. This provides a perfect place for the dining table as well as an enjoyable room to relax in during the summer months with its views over the farmlands adjoining the village, whilst the sitting room is ideal for curling up in front of a good film in the winter time.

Both bedrooms are very good doubles with the larger of the two having an en-suite shower room, whilst the other has use of the separate family bathroom.

Outside and to the front there is plenty of gravelled off street parking in addition to the integrated garage, whilst to the rear is a well proportioned east facing garden that is open to the south and laid to lawn with mature borders.

This property was designed and built by a highly regarded and very local builder, whose reputation was forged on building sympathetically designed homes using traditional materials but with modern layouts. In addition, a stroll around Kestrel Close will reveal how adaptable and easy it is to further adapt or extend these properties should you wish to do so in the future.





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 Pococks 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 Sowerbys



Rear garden.

“18 Kestrel Close is a charming village retreat, blending tradition and modernity with stunning farmland views.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 0350-2328-6240-2327-1681

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: ///barrel.customers.clutches

AGENT'S NOTE

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SOWERBYS

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