



BIRKWOOD

A Luxury Property by Avocet Homes

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Birkwood

Station Road, Burnham Market,
PE31 8HA

Double Fronted Georgian Style Home

Spacious Interior

Abundance of Living and Entertaining Spaces

Prime Location Just South of the Village Green

Expansive Kitchen/Dining Room
with Bi-Fold Doors

Grand Welcoming Entrance Hall

Additional Reception Spaces

Principal Bedroom with Walk-In
Wardrobe and Large En-Suite

Enclosed Garden with Patio and Lawned Area

Off Street Parking, Garage Store and Carport

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Situated just to the south of the village green but only a very short walk from all of the wonderful amenities that Burnham Market has to offer, Birkwood is a beautiful remodelled, double fronted Georgian style house with an abundance of living and entertaining space within.

Upon entering the house you are greeted by a wide and welcoming entrance hall that opens out into a central hallway, encompassing the grand staircase. You are naturally drawn towards the rear of the property and the most important room of any family home, the kitchen/dining room. Exceptionally generous in its proportions, this room neatly divides into three distinct living spaces. There is the bespoke handmade kitchen on one side with a huge expanse of workspace as well as a large island that doubles as a more intimate breakfast bar for cosy kitchen suppers.

“Birkwood is a beautiful double-fronted Georgian-style home with generous living and entertaining space.”

Opposite this is the dining area with ample room for a dining table that could comfortably seat ten and then at the far end is the seating area where guests can relax while enjoying a cocktail or you can keep an eye on the little ones while you prepare a meal. As well as being perfectly designed for modern family living, this room also has the benefit of having three sets of bi-fold doors so, come those balmy summer days, open them all up and allow a cool breeze to gently flow through.

To the front of the house, and flanking that wonderful entrance hall, there is a sitting room on one side ideal for cosy nights in front of a film and on the other side is a large study for peace and quiet when working from home.

Follow the grand staircase up to the equally generous landing that is typical of a Georgian style house. Up here there are four large double bedroom suites with the principal bedroom being quietly situated to the rear, so best to enjoy views out over the village playing field. As well as having a walk-in dressing room, this suite also has a large bathroom with bath and separate rain shower.

As you would expect for a house of this size, there is both a boot room entrance, perfect after a muddy winter's walk or day on the beach, as well as another entrance through the utility room and pantry, ideal for bringing in the weekly shop. Outside, and as well as off street parking to the front, there is also a garage store and carport to the side. The garden is completely enclosed and is patioed off the kitchen family room whilst the remainder is laid to lawn.





Specification

Carefully selected products and features to compliment a traditional architectural style whilst providing the comforts of modern day living.

KITCHEN & UTILITY

- A bespoke handmade kitchen finished with quartz work-surfaces
- Neff appliances such as oven, hob, extractor and dishwasher
- Integrated or freestanding fridge/freezer
- Utility room fitted with hand-crafted units with spaces for appliances and finished with quartz work-surfaces

BATHROOMS

- Contemporary white sanitaryware throughout
- Hand-crafted sink and towel units to bathrooms and en-suites
- Fully tiled showers to bathrooms and en-suites
- WCs with soft close seats
- Heated towel rails
- Underfloor heating

INTERNAL FEATURES & FINISHES

- Wood internal doors with quality handles
- Highly insulated and thermally/acoustically efficient
- Decorated in Farrow & Ball calming neutral tones throughout
- Italian porcelain tiling to the kitchen, hall, boot room and utility room
- Wood flooring to sitting room and study
- Quality carpet on first floor

ELECTRICAL, LIGHTING & HEATING

- Air source heating system with mobile app control
- LED downlighters on ground floor, pendant lighting on first floor
- Mains smoke detector system

- Intruder alarm and low energy security lighting
- Air source heating to underfloor heating to the ground floor and thermostatically controlled radiators on the first floor
- EV Charging point
- Security cameras
- Ring door bell

EXTERNAL FEATURES & FINISHES

- Traditional brick and block construction
- Cobbled flint infill
- Red clay pan tiles
- Old White UPVC/aluminium double glazed windows
- Old White aluminium bi-fold doors
- Aluminium rainwater goods
- Garage store and carport

OUTSIDE

- Gardens landscaped with a mix of Italian porcelain tiles, fencing and boundary hedges
- Outside tap, power supply and lighting

AGENT'S NOTE

- The mounting around the front door of the property has been virtually added
- Central heating and appliances guaranteed
- *The property is covered by a 10 year structural warranty issued by ICW.*



GROUND FLOOR: Kitchen/Family/Dining Room 31'11" x 22'1" (9.74m x 6.72m)
 Study 15'1" x 11'11" (4.59m x 3.62m) Sitting Room 15'6" x 13'0" (4.73m x 3.95m)
 Garage Store 13'10" x 11'1" (4.22m x 3.38m)

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.



FIRST FLOOR: Bedroom 1 21'11" x 10'8" (6.69m x 3.25m) Dressing Room 11'7" x 9'5" (3.52m x 2.87m)
 Bedroom 2 15'4" x 14'2" (4.68m x 4.33m) Bedroom 3 15'3" x 13'0" (4.65m x 3.95m)
 Bedroom 4 12'0" x 11'3" (3.67m x 3.44m)

Total Approximate Floor Area 3,325 sq. ft. (308.88 sq. m.) Excluding Garage Store/Carport



About the Developer

“Birkwood is a superb example of how an existing property which is outdated and past its prime can be redeveloped into a superb, luxury home while remaining in keeping with the local area,” says managing director Tim King. “We have worked closely with the local planning team to ensure that our design is effective and maximises the available plot to offer a comfortable and enjoyable home for its future owners.”

Founded by Tim King, Michael Jackson and Chris Mann, Avocet Homes has built an enviable reputation as a developer that takes a little more time to study its sites and design the perfect layout. They consider carefully how future occupants will use their homes and will never compromise on the quality of materials, construction, and finishing touches – these are the defining factors of an Avocet Homes property.

Initially, Michael and Tim worked together on several properties before joining forces on a series of barn conversions, followed by the development of two new-build houses.

With Chris joining the business as a director,

Avocet Homes embarked on its first large project with the development of eight homes at Avocet Drive, Snettisham – a project so successful that every property was sold in one weekend.

Considered and well-thought, each of Avocet Homes’ subsequent projects has been approached with the same high standard and careful attention to detail, which has become a hallmark of the brand. Alongside the directors, Avocet Homes’ in-house construction and joinery teams take immense pride in crafting quality homes and working with Norfolk homeowners to deliver the same high standards. Visit www.avocet-homes.co.uk to learn more about Avocet Homes.



Avocet
HOMES

*Previous Developments
by Avocet Homes*

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, and handpicked wines at Satchells - this place savours 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. If you have little ones, visit Mable's sweet shop for 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.



Designed by **Vertex Architecture**



SERVICES CONNECTED

Fujitsu air source heating. Mains water, electricity and drainage.

ENERGY EFFICIENCY RATING

Predicted Energy Efficiency Rating: To be confirmed.
The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: [///brownish.privately.sang](https://www.what3words.com/#!/brownishprivatelysang)

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.

SOWERBYS

Land & New Homes Specialists

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

