



**23 Kestrel Close, Burnham Market**  
**Guide Price £575,000**

**BELTON DUFFEY**





## **23 KESTREL CLOSE, BURNHAM MARKET, NORFOLK, PE31 8EF**

A detached 3 bedroom brick and flint bungalow with an impressive garden room extension and fine countryside views, situated on a popular cul de sac.

### **DESCRIPTION**

23 Kestrel Close is an attractive brick and flint bungalow built in the 1990s by well respected local house builders W Shackcloth Limited, on a cul de sac of similar properties on the southern edge of Burnham Market. The property stands in an enviable position with fine far reaching views over neighbouring countryside to the rear yet is within walking distance of the village centre and all amenities.

The well presented and oil centrally heated accommodation has spacious living areas including entrance hall, kitchen/dining room with a separate utility and cloakroom, generous sitting room and an impressive vaulted garden room. There are also 3 bedrooms, the principal also having an en suite shower room, and a bathroom. Further benefits include oil-fired central heating with a fireplace housing a wood burning stove in the sitting room and majority UPVC double glazed windows and doors.

Outside, there is driveway parking for numerous vehicles and an attractively landscaped south facing rear garden with a garden studio building, plus the fine countryside views.

### **SITUATION**

Burnham Market is a beautiful, traditional village, close to the North Norfolk Coast, having a full range of shops which include numerous independent boutiques, Post Office, antiques shop, doctor's and dentist surgery, jewellery shop, garage, butchers and food shops, fish shop, wine merchant, deli, and bakery. With a fine parish church and a range of hostelrys including the famous "Hoste Arms" hotel and great restaurants including Socius and No. 29, Burnham Market centre is situated around a village green with mainly Georgian houses in what is considered an extremely desirable village.

The Burnhams comprise 6 villages situated on the North Norfolk Coast, an area of Outstanding Natural Beauty with miles of unspoilt beaches and wild salt marshes punctuated by creeks and small ancient harbours. Wells-next-the-Sea is located 5 miles to the east passing through the spectacular Holkham Estate whilst, to the west, Brancaster Staithe offers excellent sailing and watersports.

### **STORM PORCH**

A covered storm porch with outside light and partly glazed UPVC door with a glazed panel to the side leading into:

### **ENTRANCE HALL**

Spacious entrance hall with room for freestanding furniture, shelved airing cupboard housing the hot water cylinder and a further storage cupboard with space for coat hooks and shoe storage etc. Vinyl flooring, radiator and loft hatch.







## **KITCHEN/DINING ROOM**

A spacious open plan kitchen/dining room with vinyl flooring. Comprising:

**KITCHEN AREA** - 3.71m x 3.31m (12' 2" x 10' 10")

A range of cream Shaker style base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, island unit and tiled splashbacks. Integrated appliances including a double oven, ceramic hob with a stainless steel extractor hood over, fridge and dishwasher. Recessed ceiling lights, radiator, window to the front and a wide opening to:

**DINING AREA**

3.62m x 3.00m (11' 11" x 9' 10")

Wiring for a pendant light above the dining space, radiator, loft hatch, window to the front and a door leading into:

## **UTILITY ROOM**

3.00m x 2.48m (9' 10" x 8' 2")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine, fridge and freezer etc, oil-fired central heating boiler. Vinyl flooring, window to the rear, door to the cloakroom and a partly glazed timber door leading outside to the side of the property.

## **CLOAKROOM**

1.17m x 0.81m (3' 10" x 2' 8")

Corner wash basin with a tiled splashback, WC, vinyl flooring and a white towel radiator.

## **SITTING ROOM**

6.12m x 3.66m (20' 1" x 12' 0")

Spacious sitting room with a fireplace housing a wood burning stove on a painted tiled hearth with painted timber surround, radiator. Window to and glazed bi-fold doors leading into:

## **GARDEN ROOM**

6.99m x 2.70m (22' 11" x 8' 10")

Impressive garden room extension with twin vaulted ceilings, exposed ceiling beams, vinyl flooring and radiator. Windows overlooking the rear garden and countryside beyond and French doors leading outside.

## **BEDROOM 1**

5.49m x 4.07m (18' 0" x 13' 4") into wardrobe cupboards.

Extensive range of fitted wardrobe cupboards, radiator, window overlooking the rear garden and countryside beyond. Door leading into:







## **EN SUITE SHOWER ROOM**

2.61m x 1.27m (8' 7" x 4' 2")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, recessed ceiling lights and a window to the side with obscured glass.

## **BEDROOM 2**

3.98m x 2.69m (13' 1" x 8' 10")

Radiator and a window to the front of the property.

## **BEDROOM 3**

3.08m x 3.07m (10' 1" x 10' 1")

Radiator and a window to the front of the property.

## **BATHROOM**

2.24m x 1.98m (7' 4" x 6' 6")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, recessed ceiling lights and a window to the side with obscured glass.

## **OUTSIDE**

Number 23 is set back from the cul de sac behind an extensive private gravelled driveway providing off road parking for 2-3 vehicles with shrub borders and a paved walkway to the property's front porch and entrance door.

Gates to both sides of the bungalow lead to the delightfully landscaped rear garden that enjoys a sunny southerly aspect and high degree of privacy. The garden comprises a neat lawn with a well stocked shrub and plant border to the rear with a low picket fence and hedging making the most of the fine far reaching views over neighbouring countryside. Paved walkways, timber shed, screened plastic oil tank, covered log store and access to the garden studio.

## **GARDEN STUDIO**

2.93m x 2.58m (9' 7" x 8' 6")

Timber garden studio building with UPVC French doors, window to the side, power and light, ideal for a home office.

## **STORE**

2.58m x 1.72m (8' 6" x 5' 8")

Useful store attached to the garden studio with power and light.







## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Hunstanton. After Holkham, turn left signposted Burnham Market and, after Burnham Overy Town, follow the sharp bend round to the left and on into Burnham Market. Pass Burnham Market Stores on your right and take the next left into Ulph Place bearing left again on the B1355 Creak Road.

Take the third right onto Beacon Hill Lane continuing for approximately 500 yards and turn left into Kestrel Close where you will see the property, number 23, a little further up on the right-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band D.

## **TENURE**

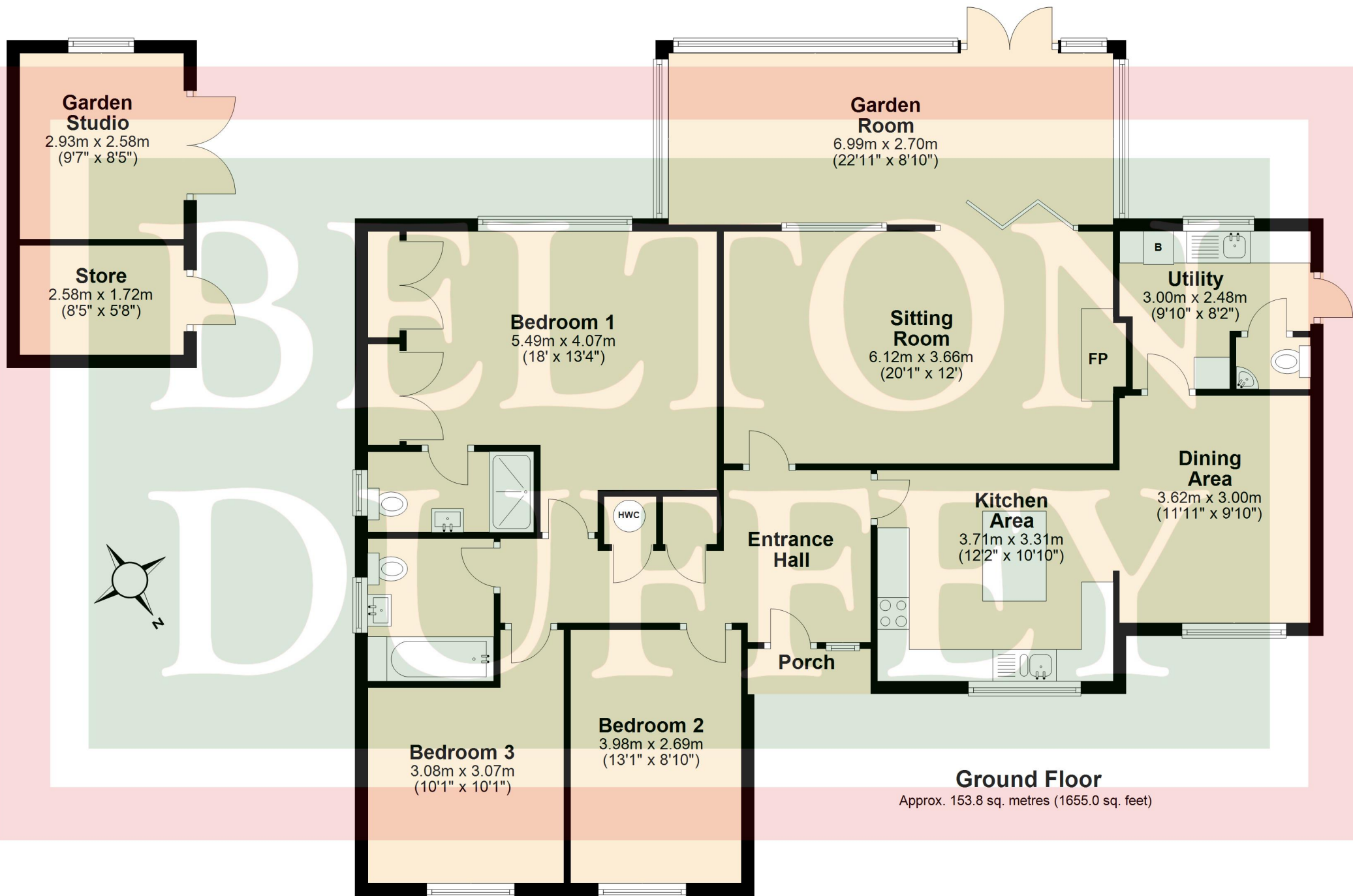
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 153.8 sq. metres (1655.0 sq. feet)





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