



THE STORY OF

Burlingham House

Saxlingham Nethergate, Norfolk

SOWERBYS



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Burlingham House

Saxlingham Nethergate, Norfolk
NR15 1TP

Detached Family Home

Immaculately Presented Throughout

Four Double Bedrooms

Two En-Suites

Splendid Countryside Views

Highly Versatile Accommodation

Open Plan Living Options

Desirable and Popular Village

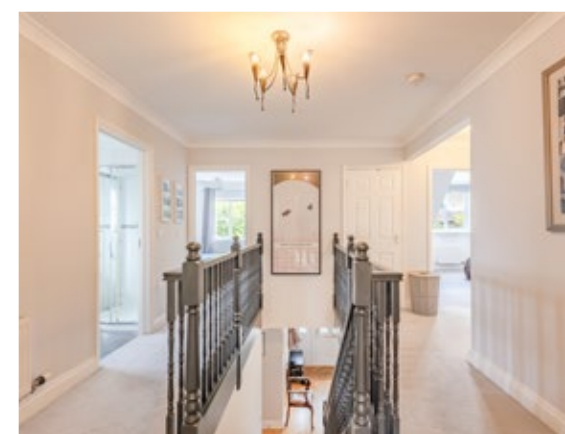
Detached Double Garage

Easy Reach of Norwich and Train Links

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Standing proud in a spacious plot within a popular and highly desirable village location, this fine detached home boasts almost 2,500 sq. ft. showcasing immaculate interiors and no fewer than four double bedrooms, two of which are en suite.

Excellent balance is found on the ground floor with an elegant mix of open-plan and traditional receptions. Amongst the most striking of these is the stunning kitchen/dining room to the rear of the home. The extensive bespoke kitchen features a large breakfast-bar island at its centre, making for an excellent informal entertaining space or simply a place for the family to gather in the moments caught between busy days, whilst the dining area is bathed in natural light via a full run of bi-fold doors. Splendid views of the rear garden and rolling countryside beyond grace this room and make for a modern yet timeless slice of village life.

Elsewhere on the ground floor, a variety of additional receptions make for a perfectly balanced home, including the large sitting room, a snug/family room and a further study, whilst a guest WC and a well-equipped utility room take care of the practicalities.

The first floor is home to no fewer than four excellent bedrooms, all of which are comfortably doubles. The principal suite makes the very best of its position to the rear of the home, soaking up the breathtaking views across rolling fields, whilst built-in wardrobes and a shower-room en-suite complete what is an excellent bedroom suite. The guest bedroom enjoys an en-suite of its own, whilst the two further double bedrooms are well-served by the central family bathroom. All bedrooms benefit from built-in wardrobes.



Outside, the generous plot means that the large brick weave driveway and detached double garage don't for a moment compromise the space enjoyed in the rear garden.

“My favourite view is out to the garden and across the fields.”

A sprawling sun terrace can be accessed from both the kitchen/dining room and the sitting room, and the west-facing nature of it means that spectacular sunsets are guaranteed. Elsewhere in the rear garden, the spacious lawn is flanked by thriving flower beds and handsome trees, whilst the low fence at the bottom of the garden ensures that the stunning backdrop can be enjoyed from every corner of the plot.



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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Saxlingham Nethergate

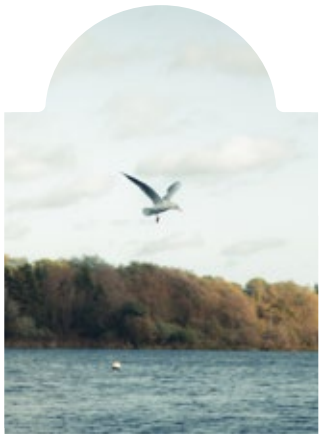
A HISTORICAL VILLAGE BUSRSTING
WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There’s also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 7 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it’s into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“The garden setting and outlook are wonderful with outstanding views and spectacular sunsets.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0335-5122-6400-0925-7222

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: ///played.bandaged.bathtubs

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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