



THE STORY OF

10 Patternmakers Close

Burnham Market, Norfolk

SOWERBYS



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10 Patternmakers Close

Burnham Market, Norfolk
PE31 8LF

Brick and Flint, Detached Four/Five Bedroom House

Built and Finished by a Collaboration of
Renowned Developers, Fleur Hill

Grand Reception Room

Vaulted Kitchen/Dining Room

Ground Floor Study/Bedroom Five

Ground Floor Shower Room

Two En-Suites

Stunning Views of St Margaret's Church

Double Garage

Generous Garden with Terracing, Ideal for Entertaining

SOWERBYS BURNHAM MARKET OFFICE

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“Our home is a wonderful place,
located in a very lovely
and unique village.”

An exceptional home, with its elegant brick and flint exterior, 10 Patternmakers Close gifts generous proportions throughout - and some rather stunning views too...

On entering the home, the sense of space strikes you immediately. From the wide and welcoming entrance hall to the full-depth views which draw the eye through

the entire house. Not only that, but there is also a real appreciation of natural light with both the reception room and the kitchen/dining room being triple aspect to take full advantage of the sunshine - whatever the season. One of the major parts the current owners have loved most about living here is its position; the way one is able to follow the sun throughout the day, both inside and out.





The first of two principal rooms on the ground floor is the grand reception room. This room has french doors out to the patio and a central electric stove, though there's the space and chimney for a log-burning stove, meaning this is the perfect room all year round.

Arguably the most important room of any family home is the kitchen/dining room. The latter is an exceptional space. Vaulted ceilings, with cross beams over, create an air of period grandeur and this is balanced seamlessly with the stylish and contemporary kitchen, with its sociable central island, accompanied by views out to St Margaret's Church - forming the perfect picture as you look out over the fields. There is ample space for a large formal dining table, and a more relaxed breakfast table, with bi-fold doors taking you out onto the patio beyond.



“All of the rooms are splendid and feel bright and airy.”

After a spring beach walk, or muddier autumn one, the separate utility room and side door are perfect for leaving those sandy or muddy shoes behind. A shower room complements the ground floor study, which could easily be used as a downstairs bedroom - should you so desire.

Upstairs there are four generous bedrooms, and the principal suite has a vaulted ceiling, a segregated dressing area and an en-suite shower room. Once more, the church is beautifully framed in the distance and gives a wonderful awakening view.

The stunning view from this bedroom has also been the best spot for bird watching, for our client. When geese are flying, it's bird book and binoculars in hand to watch their majestic flight from the comfort of the bedroom suite.

The guest suite has a shower room as well, and there is also a large family bathroom, with a separate shower cubicle. One of the other two bedrooms is currently a home office, but both of these rooms have built-in, folding, full-sized single beds - ideal for when guests have come to stay.





Outside the garden has a large patio, immediately off the two main living spaces, and there is a further decked area in the north-eastern corner of the garden. Its position takes maximum advantage of the late afternoon and evening sunshine and there's certainly no better place for a pre-dinner cocktail or two.

The remainder of the garden is laid to lawn and the current owners had the foresight to plant evergreen trees which were already 15-years-old, meaning they have now grown further to create an almost completely private area.

“It’s been great to walk to places. We have so much on our doorstep and don’t need to drive to it.”

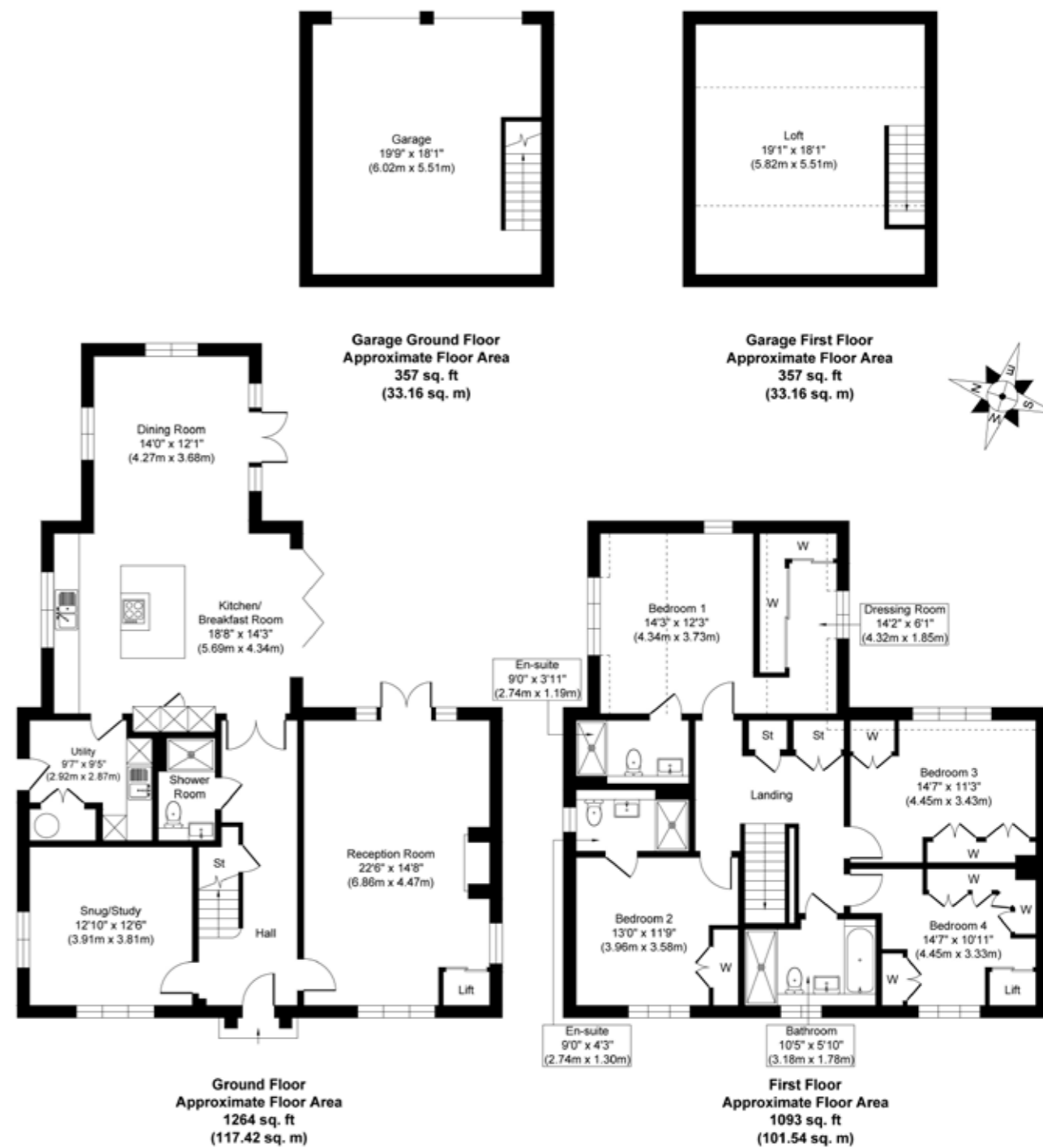
To the front of the house there is private parking for at least four cars, as well as a double garage which has a boarded loft - and a staircase up to it.

Finished around seven years ago by the renowned and award-winning collaboration of two local developers, Fleur Hill, 10 Patternmakers is beautifully presented throughout. Both Fleur and Hill have built their reputations on attention to detail and that is evident in every aspect of this house. Since then, it has become a home-from-home for the current owners, but it is now time for a new family to start making their own memories here...





“You’re on the doorstep of the countryside. The scenic views have been one of the best parts of living here.”



SOWERBYS — a new home is just the beginning

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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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.

Fashion counts on the Champagne coast and for chic style head to Anna’s boutique or ‘next gen’ department store Percy Langley, 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 Pococks the Artmonger has an eclectic display. 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.



Note from the Vendor



“Living here has given us a great proximity to all of the village.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Mitsubishi air source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 8716-7530-3409-5938-4992

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

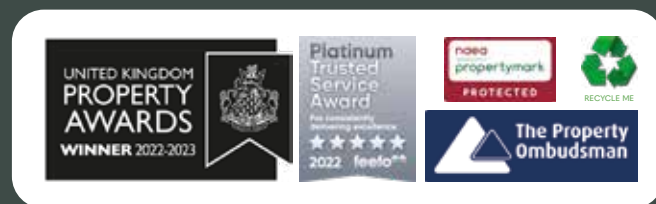
Freehold.

LOCATION

What3words: ///crumples.digitally.harps

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SOWERBYS



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