



Windmill Hill, Great Bircham, KING'S LYNN, PE31 6SW

welcome to

Windmill Hill, Great Bircham, KING'S LYNN

Attractive brick and flint detached home in a quiet Great Bircham cul-de-sac. 4 double bedrooms, 2 en-suites, 3 reception rooms, kitchen, utility and garden room with stunning field views. Double garage, chain-free seller.



Tucked away at the end of a peaceful cul-de-sac in the popular village of Great Bircham, this handsome modern detached home offers space, charm, and countryside views in equal measure. With a striking brick and flint frontage, the property blends traditional styling with contemporary living, making it ideal for families or those seeking a quieter pace of life without compromising on comfort.

The first floor boasts four generous double bedrooms, including two with en-suite shower rooms, plus a well-appointed family bathroom-perfect for busy households or guests.

Downstairs, the accommodation flows beautifully, starting with a spacious lounge that opens into a garden room, framing glorious views over open fields and landscaped gardens-a wonderful spot to relax in every season. A separate dining room and study offer flexibility for entertaining or working from home, while the kitchen and adjoining utility room provide plenty of practical space for daily life. From the utility, a door leads directly into the integral double garage, ideal for storage or secure parking.

Set in one of West Norfolk's most sought-after villages-with a local pub, tea room and easy access to Sandringham and the coast-this is a rare opportunity. The vendor is also prepared to break the chain, which could make your move smoother and quicker.

Entrance Hall

11' x 11' 3" min, including stairs (3.35m x 3.43m min, including stairs)

Lounge

24' 4" x 13' 1" max (7.42m x 3.99m max)

Garden Room

24' 3" x 9' 10" max, narrowing to 6'5 (7.39m x 3.00m max, narrowing to 6'5)

Dining Room

12' x 11' 8" max (3.66m x 3.56m max)

Kitchen

16' 11" max x 11' 11" max (5.16m max x 3.63m max)

Utility Room

11' 2" x 5' 11" (3.40m x 1.80m)

Cloakroom

Study

8' 6" x 7' 6" (2.59m x 2.29m)

Bedroom One

19' 5" plus bay windows x 15' 3" (5.92m plus bay windows x 4.65m)

En Suite

Bedroom Two

13' 2" x 12' 10" (4.01m x 3.91m)

En Suite

Bedroom Three

11' 2" x 12' (3.40m x 3.66m)

Bedroom Four

11' 11" x 11' 11" max (3.63m x 3.63m max)



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Windmill Hill, Great Bircham KING'S LYNN

- Modern detached home with brick and flint frontage
- End of cul-de-sac position in Great Bircham village
- 4 double bedrooms - 2 en-suites + family bathroom
- Spacious lounge opening into garden room with stunning views
- Dining room, study, kitchen, and utility

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F



Ground Floor



First Floor

£650,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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