



Windmill Hill, Great Bircham, PE31 6SW

welcome to

Windmill Hill, Great Bircham

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.

Accommodation:

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)

First Floor

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



view this property online williamhbrown.co.uk/Property/HUN106665



welcome to

Windmill Hill, Great Bircham

- 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: D

Council Tax Band: F

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106665



Property Ref:
HUN106665 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk