



Cambers Lane, Burnham Market

**SOWERBYS**

Fully refurbished to an exceptional standard, Fairview is a stunning home that blends modern style, comfort, and flexibility. Thoughtfully redesigned, its seamless layout ensures a bright and inviting atmosphere throughout. The spacious reception room benefits from a large south-facing bay window, flooding the space with natural light. A central log burner creates a cosy focal point in winter. The sleek kitchen/breakfast room is partially open plan, leading effortlessly to a garden room/conservatory with direct access to the garden—a perfect space to relax year-round.

Both double bedrooms are generous and well-appointed, sharing a contemporary shower room finished to a high standard.

A self-contained one-bedroom annexe provides valuable extra space, ideal for guests, extended family, or home working. With its own kitchen and W/C, it can be accessed via a covered walkway at the front or a garden entrance, offering privacy and flexibility.

The private, landscaped rear garden features sunny patio areas and neat lawns, ideal for outdoor dining and relaxation. To the front, off-street parking ensures convenience.

Available 25th April on an initial 12 month tenancy.

### **Burnham Market**

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm

Shop, Humble Pie Deli, or Gurneys Fish Shop, and handpicked wines at Satchells - this place savours the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pococks the Artmonger. If you have little ones, visit Mable's sweet shop for traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.

### **AGENTS NOTE**

No pets.

Unfurnished.

Electric heating.

### **COUNCIL TAX**

and C.

### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

### **LOCATION**

What3words: ///trick.sooner.coconuts







# 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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