



INTRODUCING

22 Crofts Close

Burnham Market, Norfolk

SOWERBYS

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THE STORY OF

22 Crofts Close

Burnham Market, Norfolk
PE31 8JZ

Beautifully Presented

Three Bedrooms

En-Suite and Family Bathroom

Open Plan Living

Bespoke Electric Blinds to
Living Space and Hardwood
Shutters Throughout

South and West Facing Garden

Stunning Countryside Views

Contemporary Finish
Throughout

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com

This beautifully presented and stylish three-bedroom home enjoys open countryside views and a wonderfully private setting. From the moment you arrive at Number 22, it's clear this is a home that has been thoughtfully and extensively updated, both inside and out. The contemporary rendered exterior sets the tone, which is immediately echoed once you step inside.

You are naturally drawn through to the principal living space - a truly impressive room. Bi-folding doors on the southern and western elevations, together with a lantern roof light, flood the space with natural light while framing far-reaching views across the surrounding countryside.

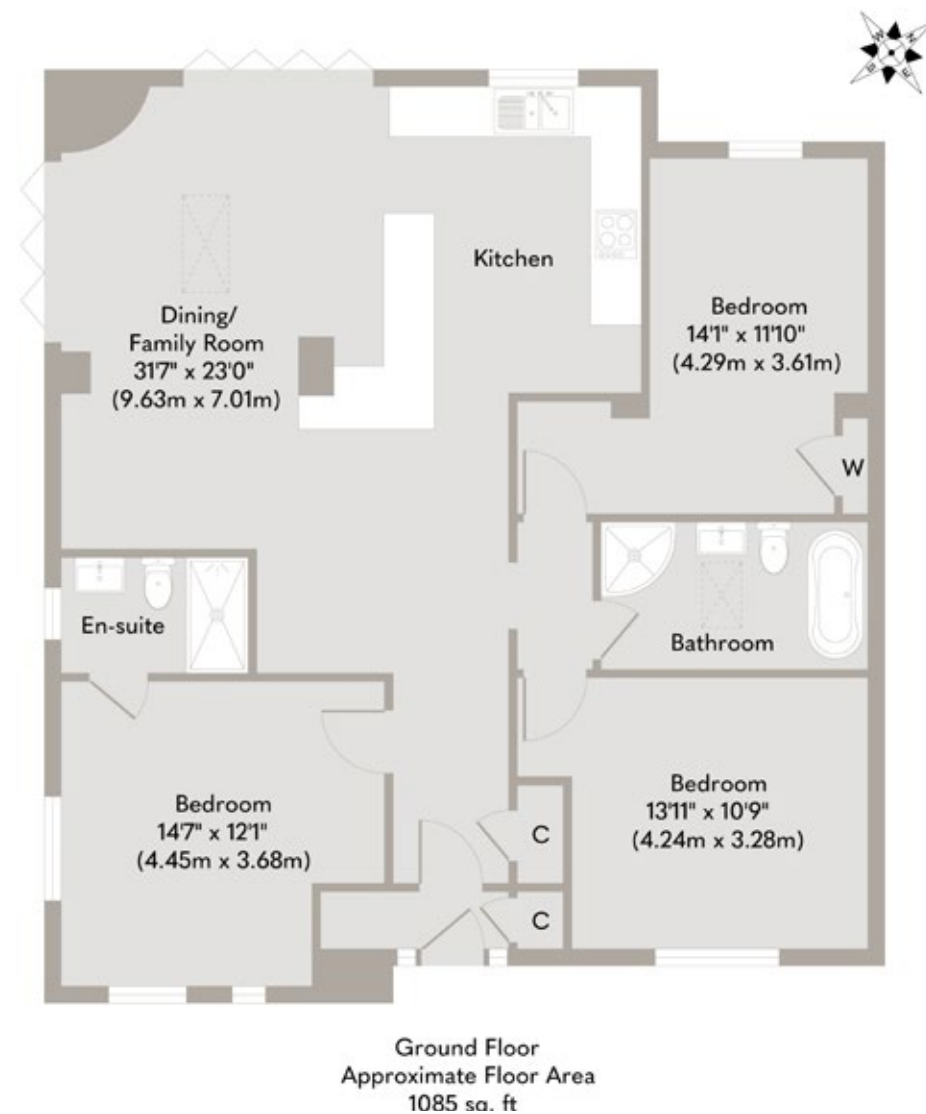
This generous living and entertaining area is beautifully arranged, with a sociable kitchen featuring a breakfast bar, ideal for relaxed mid-week suppers. Practical elements include bespoke electric blinds and an integrated dishwasher, with space for an integrated washing machine. There is ample space for both dining and seating, and when the bi-fold doors are opened, the room flows effortlessly out to the garden. In the cooler months, the Morsø log burner and underfloor heating transform the space into a cosy and inviting retreat, perfect for evenings in.

All three bedrooms are comfortable double rooms. The principal bedroom benefits from an en-suite shower room, while the remaining two are served by a well-appointed family bathroom.

Outside, the south and west-facing garden is completely private. Two paved terrace areas allow you to enjoy the sun throughout the day, while the remainder is laid to lawn, complemented by a gravelled section with raised beds.

22 Crofts Close has been a much-loved home from home for the current owners, who have now relocated to North Norfolk full-time. They hope that the next custodians will enjoy this special property just as much as they have.





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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Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.



Note from Sowerbys



“Private south and west-facing garden with sun all day.”



SERVICES CONNECTED

Mains water, electricity and drainage. Dual air source heating and cooling system in each room, and oil fired central heating, both WiFi controllable.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 7635-6522-2509-0848-7296

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: What3words: ///permit.dame.lowest

AGENT'S NOTE

There is no allocated parking; however, the property is situated at the end of a cul-de-sac where a large parking bay provides ample space for several vehicles.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

