



THE STORY OF

# Sandpipers

*South Creake, Norfolk*

SOWERBYS



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# Sandpipers

3 Avondale Road, South Creake  
NR21 9PH

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Stylishly Refurbished Throughout

Three Double Bedrooms

En-Suite Plus Family Shower Room

Large Kitchen

Dining and Family Room

Garage and Off Street Parking

Peaceful Village Location

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Sandpipers is a beautifully reimagined single-storey home that has been completely refurbished and remodelled by the current owners to create an incredibly stylish, contemporary retreat. Thoughtfully designed and impeccably maintained, it offers the perfect balance between relaxed living and effortless entertaining.

The layout is wonderfully proportioned, with living space cleverly divided between a welcoming sitting room at the front of the property and a stunning open-plan kitchen, dining and family room at the rear. This light-filled heart of the home is designed for modern living with a generous eat-in space where cooking, dining and unwinding blend seamlessly together. Open to the west, the kitchen enjoys warm afternoon and evening sunshine, with French doors leading directly out to the rear garden, an idyllic setting for long summer suppers and relaxed evenings with friends.

There are three well-proportioned double bedrooms, each finished to a high standard. The principal bedroom benefits from a sleek en-suite featuring an attractively panelled bathroom, while the remaining two bedrooms are served by a shower room, combining classic detailing with contemporary style.

Outside, Sandpipers continues to impress. To the front, there is off-street parking alongside an attached garage, offering practicality as well as curb appeal. The south-facing garden provides a sun-drenched haven, complemented by a sheltered patio area that is perfect for slow mornings with a pot of coffee and the weekend papers. To the rear, the garden is laid partly to lawn and partly to patio, creating versatile outdoor space that overlooks an open field beyond, a lovely outlook that enhances the sense of space and privacy.





A stylish yet comfortable home, ready to be enjoyed from the moment you arrive.





Sun-soaked and wonderfully private, the garden is made for slow mornings, long lunches and relaxed evenings overlooking open fields.



Ground Floor  
Approximate Floor Area  
1170 sq. ft  
(108.65 sq. m)

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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# South Creake

A RURAL RIVER THROUGH THE HEART OF THE VILLAGE

A very popular rural village, South Creake has a pretty village green through which the River Burn runs. The village has a vibrant community and the busy village hall is home to many events. There's a children's play area, tennis courts, fishing lakes and a football team. The village pub - The Ostrich - has recently reopened after refurbishment, and within the village is a popular cake stall as well as a fruit and veg stand. The village is also home to The Yorke Trust - a charity which provides musical education to children and students who may not otherwise have this benefit.

South Creake is perfectly positioned for the beautiful North Norfolk coast, with Wells-next-the-Sea just six miles away. With its sandy beach and charming candy-striped huts, it makes for a perfect day at the seaside, whilst also being filled with cultural gems, delightful eateries and everyday essentials.

The market town of Fakenham is also only six miles away and provides a good range of shops and amenities, as well as a bustling weekly market and auction.

South Creake is about five miles from the village of Burnham Market which is located close to the mouth of the River Burn, and which has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe. A refined elegance permeates every aspect of this village's 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. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage, and the petrol station are all also very useful. Eating out is a joy with award winning Socius serving a British-inspired tapas menu, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



## Note from the Vendor



Countryside Views

“Open views beyond the garden create a peaceful countryside backdrop.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 5536-0722-2500-0825-8206

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: ///forgotten.swinging.sour

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# SOWERBYS

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