

Goosebec Close
Burnham Market



Jewel of North Norfolk

Located a few minutes from the coast in an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques.

Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office. There is an abundance of small village shops including a butcher,

fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment.

The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn., approximately 22 miles away by car.

Its all in the detail

Internal Specification

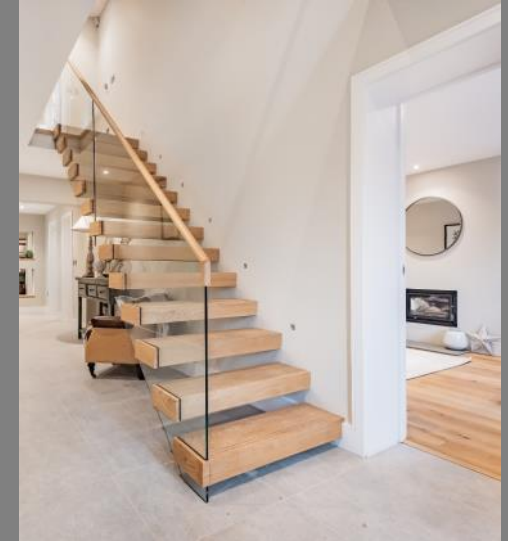
- ♦ Engineered oak flooring to ground floor
- ♦ Tiled flooring to WC and Utility room
- ♦ Roco Sanitary ware, and vanity units. (where available)
- ♦ Showers with rain drench heads and digital controls
- ♦ Neptune Kitchen (hand built) in heritage colour and lifetime guarantee
- ♦ Quartz Worktops and upstand with under cupboard lighting
- ♦ Neff integrated appliances with butler sink
- ♦ Brushed Steel facia plates. Recessed LED lights and door furniture
- ♦ Nest Heating system
- ♦ Wet Underfloor heating system to ground floor
- ♦ Bespoke finished skirting and architrave
- ♦ Anthracite (grey) radiators to first floor
- ♦ Solid Oak stairs and handrail with glass balustrade
- ♦ Carpets to first and second floor
- ♦ Built in wardrobes to eves with hanging rail and shelves
- ♦ Built in doormat with matwell to front doors
- ♦ Heated towel rails to all bathrooms. (grey)

- ♦ Pre- wired for buyer to install Sky/smart tv
- ♦ Engineered oak internal doors with brushed steel furniture
- ♦ Decoction, neutral heritage colour throughout

External/General Specification

- ♦ Hardwood wooden windows heritage colour
- ♦ Hardwood Bifold doors to rear
- ♦ Majority of external walls Norfolk Flint
- ♦ Rainwater Goods foundry finish
- ♦ Indian sandstone patio and paving
- ♦ Fully turfed gardens and communal areas
- ♦ Planting to front elevation courtyard
- ♦ External fencing is a mixture of 1.8m high close boarded fencing and dog proof post and rail fencing
- ♦ Willow fence surround around Air Source Heat Pump
- ♦ Heating and Hot water heated by Air Source Heat pump
- ♦ Outside tap to front and rear elevations
- ♦ Outside lights to front and rear elevations
- ♦ Outside electric double socket on patio
- ♦ 10-year New build Warranty
- ♦ Courtyard, bound gravel finish

Previous developments ...



Plot 1

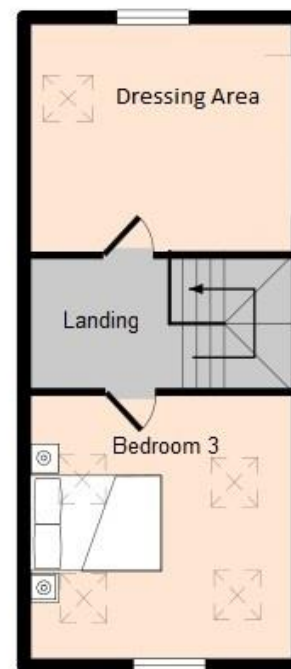
Set along the western boundary of the close, Number One is a beautifully finished three bedroom brick and flint semi detached house. All of the living and entertaining space is accessed from the wide and welcoming entrance hall, to the front of the house is the snug, which allows for a separate informal space to relax and watch television but could also double as a home office or even an occasional ground floor bedroom should you wish. Also leading off the hall is a very useful utility and boot room with its own separate entrance, perfect for when you return from the

beach or a muddy walk. The principal living space occupies the entirety of the rear of the house with a stunning Neptune kitchen, not only beautiful to look at but incredibly practical to use. The kitchen area has a separate island with breakfast bar and there is ample space for a large dining table and all with a lantern roof over the top giving this entire space a sense of light. To the rear is the principal living space with bi-folding doors that are almost full width giving access out to the garden beyond. On the first floor there are two bedroom suites with the principal bedroom across the entire front of the house with a large en suite bathroom that is also a 'Jack and Jill' that provides one further bedroom and dressing room to second floor (subject to planning). Outside and to the front there is a separate double cart lodge and to the rear the enclosed garden is part patio and part lawn.

Key Features:

- ◆ Contemporary Semi-Detached House
- ◆ Three Double Bedrooms
- ◆ Stunning Neptune Kitchen
- ◆ Bi-Folding Doors to Rear Garden
- ◆ Impressive Principal Bedroom Suite
- ◆ Separate Utility and Boot Room
- ◆ Snug/Home Office
- ◆ Double Cart Lodge
- ◆ Highly Desirable North Norfolk Location





Ground Floor

Kitchen	5.9m x 3.7m (19'3 x 12'2)
Living/Dining Room	6.2m x 5.3m (20'3 x 17'5)
Snug	4.3m x 3.4m (14'2 x 11'2)
Utility Room	2.5m x 2.3m (8'1 x 7'5)
WC	2.2m x 1.6m (7'6 x 5'1)
Hallway	3.4m x 3.4m (11'2 x 11'2)

First Floor

Bedroom 1	4.1m x 3.7m (13'5 x 12'1)
En-Suite	2.1m x 2.1m (6'11 x 6'11)
Bedroom 2	5.5m x 3.8m (18'0 x 12'6)
Bathroom	2.8m x 2.1m (9'2 x 6'11)
Landing	3.4m x 1.2m (4'0 x 1'11)

Second Floor

Bedroom 3	3.8m x 3.8m (12'6 x 12'5)
Dressing Area	3.8m x 3.4m (12'6 x 10'9)

APPROX GROSS INTERNAL FLOOR AREA: 171 sq. m / 1838 sq. ft

Plot 2

Set along the western side of the close, Number Two is a beautifully finished three bedroom semi detached brick and flint house. All of the living and entertaining space is accessed from the wide and welcoming entrance hall, to the front of the house is the snug which allows for a separate informal space to relax and watch television but could also double as a home office or even an occasional ground floor bedroom should you wish and then next to this is a practical and perfectly positioned utility and boot room. The principal living space occupies the entirety of the rear

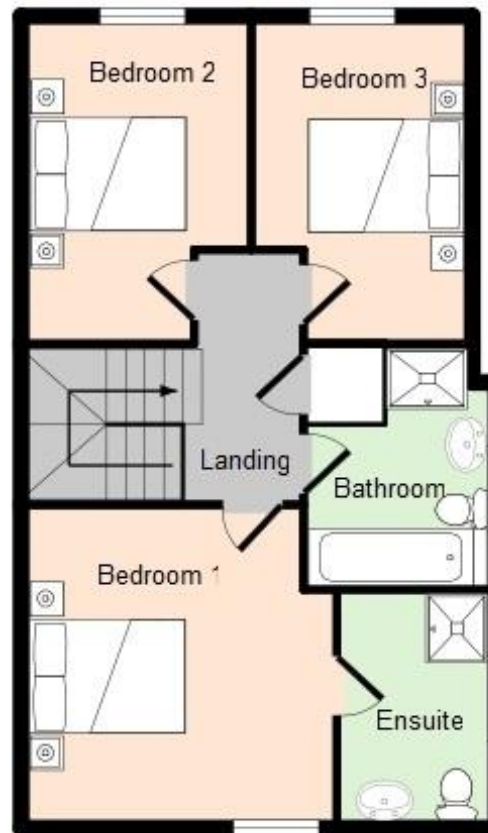
of the house with a stunning Neptune kitchen, not only beautiful to look at but incredibly practical to use. The kitchen area has a separate island with breakfast bar and there is also ample space for a large dining table. To the rear is the principal living space with bi-folding doors that are almost full width giving access out to the garden beyond and this area is further enhanced by the elegant lantern roof over it. On the first floor there are three double bedrooms, two at the back that share a family bathroom whilst the principal bedroom is across the entire front of the house with a large en suite shower room.

Outside and to the front there are two private spaces and to the rear the enclosed garden is part patio and part lawn.

Key Features:

- ◆ Contemporary Semi-Detached House
- ◆ Three Bedrooms
- ◆ Stunning Neptune Kitchen
- ◆ Bi-Folding Doors to Rear Garden
- ◆ Impressive Principal Bedroom Suite
- ◆ Separate Utility and Boot Room
- ◆ Snug/Home Office
- ◆ Two Private Parking Spaces
- ◆ Highly Desirable North Norfolk Location





Ground Floor

Kitchen	5.3m x 4.6m (17'5 x 15'1)
Living/Dining Room	5.3m x 3.5m (17'5 x 11'5)
Snug	3.8m x 3.8m (12'6 x 12'6)
Utility Room	2.6m x 2.1m (8'7 x 6'11)
WC	2.5m x 1.0m (8'2 x 3'2)
Hallway	5.9m x 3.2m (19'5 x 10'4)

First Floor

Bedroom 1	3.8m x 3.7m (12'4 x 12'1)
En-Suite	2.8m x 1.9m (9'1 x 6'1)
Bedroom 2	3.8m x 2.7m (12'6 x 8'9)
Bedroom 3	3.8m x 2.6m (12'6 x 8'5)
Bathroom	2.9m x 2.2m (9'4 x 7'4)
Landing	3.3m x 3.0m (10'9 x 9'9)

APPROX GROSS INTERNAL AREA: 126 sq. m / 1353 sq. ft

Plot 3

Occupying the central position in the close, Number Three is a beautifully finished three bedroom detached brick and flint house. The house can be entered via either the integral garage or from the front entrance hall. All of the living and entertaining space is accessed from this wide and welcoming entrance hall, to the front of the house is the snug which allows for a separate informal space to relax and watch television but could also double as a home office or even an occasional ground floor bedroom should you wish. Next to this is a practical and perfectly positioned utility

and boot room and opposite is the large guest WC. The principal living space opens up and occupies the entirety of the rear of the house and with a stunning Neptune kitchen, is not only beautiful to look at but incredibly practical to use. The kitchen area is to one side of this space and has a separate island with breakfast bar and then beyond is plenty of space for a large dining table and then bi-folding doors give access out to the garden beyond and this dining area is further enhanced by the elegant lantern roof over it. On the other side of the room is the living space and this area too has another set of bi-folding doors out to the garden so not only is this entire room free flowing and incredibly sociable it is also light and airy on those hot summer days. On the first floor there are three double bedrooms, one at the back and one at the side that share a family bathroom whilst the principal bedroom is across the entire front of the house with a large en suite shower room. Outside and to the front there is an integral garage and an additional private parking space, to the rear the enclosed garden is part patio and part lawn.

Key Features:

- ◆ Contemporary Detached House
- ◆ Three Bedrooms
- ◆ Stunning Neptune Kitchen
- ◆ Bi-Folding Doors to Rear Garden
- ◆ Impressive Principal Bedroom Suite
- ◆ Separate Utility and Boot Room
- ◆ Snug/Home Office
- ◆ Integral Garage
- ◆ Highly Desirable North Norfolk Location





Ground Floor

Kitchen/Living/ Dining Room	8.4m x 6.9m (27'7 x 22'7)
Snug	5.3m x 3.7m (17'5 x 12'1)
Utility Room	2.9m x 1.9m (9'6 x 6'3)
WC	2.7m x 1.4m (8'9 x 4'7)
Hallway	5.3m x 5.3m (17'6 x 17'6)
Carport	6.4m x 3.1m (22'1 x 10'1)

First Floor

Bedroom 1	4.5m x 4.3m (14'10 x 14'1)
En-Suite	2.5m x 1.5m (8'2 x 4'11)
Bedroom 2	5.0m x 4.1m (16'3 x 13'5)
Bedroom 3	3.6m x 2.9m (11'10 x 9'5)
Bathroom	4.8m x 2.4m (15'7 x 7'9)

APPROX GROSS INTERNAL FLOOR AREA: 177 sq. m / 1900 sq. ft

Plot 4

Set along the eastern side of the close, Number Four is a beautifully finished three bedroom semi detached brick and flint house. All of the living and entertaining space is accessed from the wide and welcoming entrance hall, to the front of the house is the snug which allows for a separate informal space to relax and watch television but could also double as a home office or even an occasional ground floor bedroom should you wish and then next to this is a practical and perfectly positioned utility and boot room. The principal living space occupies the entirety of the rear

of the house with a stunning Neptune kitchen, not only beautiful to look at but incredibly practical to use. The kitchen area has a separate island with breakfast bar and there is also ample space for a large dining table. To the rear is the principal living space with bi-folding doors that are almost full width giving access out to the garden beyond and this area is further enhanced by the elegant lantern roof over it. On the first floor there are three double bedrooms, two at the back that share a family bathroom whilst the principal bedroom is across the entire front of the house with a large en suite shower room.

Outside and to the front there are two private spaces and to the rear the enclosed garden is part patio and part lawn.

Key Features:

- ◆ Contemporary Semi-Detached House
- ◆ Three Double Bedrooms
- ◆ Stunning Neptune Kitchen
- ◆ Bi-Folding Doors to Rear Garden
- ◆ Impressive Principal Bedroom Suite
- ◆ Separate Utility and Boot Room
- ◆ Snug/Home Office
- ◆ Two Private Parking Spaces
- ◆ Highly Desirable North Norfolk Location





Ground Floor

Kitchen	5.3m x 4.6m (17'5 x 15'1)
Living/Dining Room	5.3m x 3.5m (17'5 x 11'5)
Snug	3.8m x 3.8m (12'6 x 12'6)
Utility Room	2.6m x 2.1m (8'7 x 6'11)
WC	2.5m x 1.0m (8'2 x 3'2)
Hallway	5.9m x 3.2m (19'5 x 10'4)

First Floor

Bedroom 1	3.8m x 3.7m (12'4 x 12'1)
En-Suite	2.8m x 1.9m (9'1 x 6'1)
Bedroom 2	3.8m x 2.7m (12'6 x 8'9)
Bedroom 3	3.8m x 2.6m (12'6 x 8'5)
Bathroom	2.9m x 2.2m (9'4 x 7'4)

APPROX GROSS INTERNAL AREA: 126 sq. m / 1353 sq. ft

Plot 5

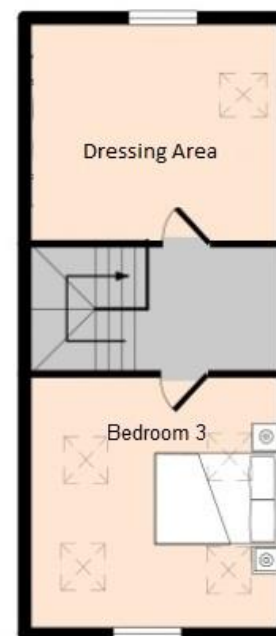
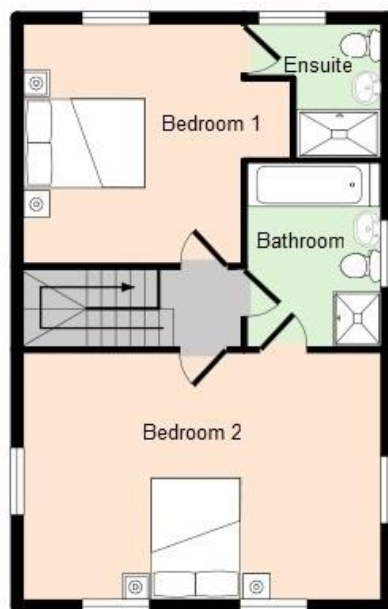
Set along the eastern boundary of the close, Number Five is a beautifully finished four bedroom semi detached brick and flint house. All of the living and entertaining space is accessed from the wide and welcoming entrance hall, to the front of the house is the snug which allows for a separate informal space to relax but could also double as a home office or even an occasional ground floor bedroom should you wish. Also leading off the hall is a very useful utility and boot room with its own separate entrance, perfect for when you return from the beach or a muddy walk. The

principal living space occupies the entirety of the rear of the house with a stunning Neptune kitchen, not only beautiful to look at but incredibly practical to use. The kitchen area has a separate island with breakfast bar and there is ample space for a large dining table and all with a lantern roof over the top giving this entire space a sense of light. To the rear is the principal living space with bi-folding doors that are almost full width giving access out to the garden beyond. On the first floor there are two bedroom suites with the principal bedroom across the entire front of the house with a large en suite bathroom that is also a 'Jack and Jill' that provides one further bedroom and dressing room on the second floor (subject to planning). Outside and to the front there is a separate cart shed garage as well as off street parking for a second car and to the rear the enclosed garden is part patio and part lawn.

Key Features:

- ◆ Contemporary Semi-Detached House
- ◆ Three Double Bedrooms
- ◆ Stunning Neptune Kitchen
- ◆ Bi-Folding Doors to Rear Garden
- ◆ Impressive Principal Bedroom Suite
- ◆ Separate Utility and Boot Room
- ◆ Snug/Home Office
- ◆ Cart Shed/Garage
- ◆ Highly Desirable North Norfolk Location





Ground Floor

Kitchen	5.9m x 3.7m (19'3 x 12'2)
Living/Dining Room	6.2m x 5.3m (20'3 x 17'5)
Snug	4.3m x 3.4m (14'2 x 11'2)
Utility Room	2.5m x 2.3m (8'1 x 7'5)
WC	2.2m x 1.6m (7'6 x 5'1)
Hallway	3.4m x 3.4m (11'2 x 11'2)

First Floor

Bedroom 1	4.1m x 3.7m (13'5 x 12'1)
En-Suite	2.1m x 2.1m (6'11 x 6'11)
Bedroom 2	5.5m x 3.8m (18'0 x 12'6)
Bathroom	2.8m x 2.1m (9'2 x 6'11)
Landing	3.4m x 1.2m (4'0 x 1'11)

Second Floor

Bedroom 3	3.8m x 3.8m (12'6 x 12'5)
Dressing Area	3.8m x 3.4m (12'6 x 10'9)

APPROX GROSS INTERNAL FLOOR AREA: 171 sq. m / 1838 sq. ft

The Developer

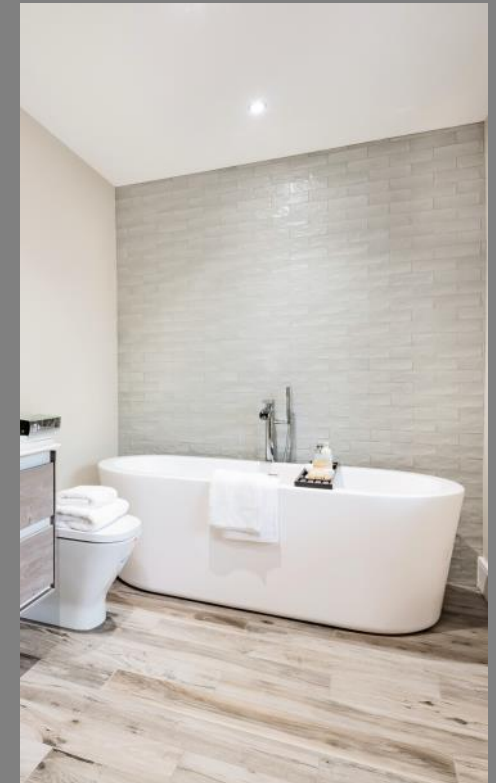


Willow Group Estates Ltd create beautiful new homes throughout the East of England including Hertfordshire, Bedfordshire and now predominately in North Norfolk.

Phil & John have been building houses initially as sub-contractors for National House Builders for over 30 years. The last 10 years as high-end Developers in their own right. Steve has been in the private equity business for the same period and brings the strong financial backing to the business. Buyers should be reassured of the financial strength of the group of companies.

After working for national house builders for so many years building standard repetitive housing The Willow Group have made it their mission to be different. The Willow Group never walk away from a challenge and have an amazing portfolio of developments including converted Churches, Windmills, Convents, Grade 2 Listed Barns even an old Grade 2 Listed Former School Building. Bringing this vision into our new builds has been the key to our success. We are determined not to build standard housing. We will always push for the highest standards and the best quality. We will always make sure our buyers are delighted with their new home and are happy to recommend us to their family and friends. Longevity and reputation will only come if we continue build quality homes.

Previous developments ...





The development

Goosebec Close

Church Walk

Burnham Market

Norfolk

PE31 8DH

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