



36 NORTH STREET

FISHER'S COURT



INTRODUCING

# 36 North Street

Fisher's Court, Burnham Market, King's Lynn,  
PE31 8HG



An Elegant Restoration Within a New Development

Beautifully Designed by Langton Homes

Open-Plan Kitchen/Dining/Living Room

En-Suite Principal Bedroom

South-Facing Patio Terrace

Nestled in the Heart of Burnham Market

Off-Street Parking

Air Source Heating

10 Year ICW Warranty



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## 36 North Street ————— 2 1

This beautifully restored mid-terrace, two-bedroom cottage is arranged over three floors, offering stylish and comfortable living with the charm of Burnham Market right on your doorstep. The ground floor features an inviting open-plan layout, with a cosy seating area at the rear, a stylish galley kitchen along the central wall, and a dining area positioned at the front. Upstairs, the first floor hosts a well-proportioned double bedroom and a separate bathroom, while the second floor offers a spacious double bedroom suite. Outside, the property benefits from one off-street parking space and a delightful south-facing patio terrace, perfect for enjoying the sun.

**GROUND FLOOR** Kitchen/Dining Room 14'1" x 13'1" (4.29m x 4.00m)  
Living Room 14'1" x 10'11" (4.29m x 3.33m) |

**FIRST FLOOR** Bedroom One 12'7" x 10'10" (3.84m x 3.31m)  
Bathroom 11'1" x 6'3" (3.39m x 1.90m)

**SECOND FLOOR** Bedroom Two 9'10" x 8'10" (3.00m x 2.68m)





Ground Floor



First Floor



Second Floor



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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# Specification

Exceptional Quality - Sympathetically designed with fine attention to detail, a celebration of traditional coastal architecture seamlessly paired with quality modern finishes.

## EXTERNAL FINISHES

- Traditional masonry
- Wall materials to be a mixture of brick, flint and chalk
- Terracotta pantile roof
- Timber sealed double glazed windows and doors in F&B Hardwick White
- Boundary in hit and miss timber panels and existing brick walls
- Patio terrace finished in Sandstone slabs

## INTERNAL FINISHES

- Tiles to ground floor by Artisans of Devizes
- Carpet to stairs, landing and bedrooms
- Coir matt well to front door
- Staircase carpeted with oak handrail
- Oak veneer doors with satin stainless door furniture
- Decoration to include Little Greene or Farrow & Ball colour match
- White emulsion to ceilings, and a satin finish to the skirting and architraves

## KITCHEN

- Bespoke design Kitchen by Alexander Lewis
- Natural Stone Quartz worktops
- Miele appliances (or similar)
- Quooker tap
- Integrated waste bins

## BATHROOMS

- Designer sanitary and brassware
- Recessed shelving to showers
- Horizontal V groove panelling to bathroom
- Floor and shower tiles by Artisans of Devizes
- Dual fuel towel rails
- Wall hung toilets with soft close seats
- Vanity units featuring power sockets

## ELECTRICAL & LIGHTING

- Fibre broadband to the premises
- Electric vehicle charging point
- A combination of LED downlights, and pendants to the ground floor
- Pendant lighting to the bedrooms
- LED downlights to bathrooms
- Satin stainless designer sockets and switches
- Alarm system
- Wireless access points for Wi-Fi
- External lighting to front door and rear terrace area

## HEATING & PLUMBING

- Air source heat pump to provide all heating and hot water
- Under floor heating to ground floor, radiators to first and second floors
- Each zone controlled by a wall mounted thermostat
- Pressurised hot water cylinder
- Towel rails on separate circuit for operation during the summer months





6

5

4

2

1

1

2

3



“An elegant and discreet development from developers with a well-established reputation across North Norfolk.”

Nestled in the heart of Burnham Market, Fisher's Court is an elegant and discreet development of six beautifully designed and expertly finished homes. A blend of carefully restored Victorian façades and thoughtfully crafted new builds, each property has been designed to reflect the character and charm expected in such a central position within this traditional Georgian village.

The homes sitting behind the original red brick frontages of the Victorian terrace have been completely rebuilt, seamlessly combining period charm with modern living. The newly built houses have been designed and styled to complement their surroundings perfectly.

Langton Homes has a well-established reputation for creating exceptional properties along the North Norfolk coast, from sensitive barn conversions to innovative new builds. Their attention to detail and commitment to quality are evident throughout Fisher's Court, ensuring each home is finished to the highest standard.

Whether it's a freshly baked morning croissant from Number30, a pint of milk for your afternoon tea from the village shop, or a special dinner at Socius, the superb location of Fisher's Court allows you to enjoy all this and more within a five-minute walk.



## FISHER'S COURT



ALL THE REASONS

# Burnham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village 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. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Discover the charm of The Hoste Arms, a historic pub, restaurant, luxury hotel and spa.



Fashion counts on the Champagne coast and for chic style head to Anna's boutique, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to 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 an incredible place to discover your forever home.



A rare opportunity, nestled in the very heart of Burnham Market



## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating, fibre optic broadband to the premises and provision for electric vehicle charging.

## ENERGY EFFICIENCY RATING

SAP report to be carried out once property is complete.  
Predicted EPC grade: B.

## TENURE

Freehold.

## MANAGEMENT AND SERVICE CHARGE

Plots 1 to 5 will contribute to any maintenance required to the shared drive.  
The shared drive will be owned by plot 3 (34 North Street).

## LOCATION

What3words: ///vitamins.jugs.adopters

## AGENT'S NOTE

10 year ICW warranty.

Some images have been virtually staged for representative purposes

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# SOWERBYS

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