

# THE HIDES

— — TITCHWELL — —





# YOUR PERFECT HOME

Situated on the western edge of this popular North Norfolk village, The Hides is a collection of four beautifully finished three bedroom homes all of which enjoy stunning views over Titchwell Nature

reserve to the front and uninterrupted country views to the rear. To the front of the houses there is a very attractive blue slate roofed enclosed porch, ideal for when you've come in from a muddy walk along the coast and then into the open plan ground floor. The living space is arranged front to rear with a stylish and very sociable kitchen area to the front, the living area in the centre and then a dining space to the rear with doors leading out to the south facing garden beyond. Upstairs all the bedrooms are good double rooms with two sharing a substantial family bathroom while the principal bedroom has an en-suite shower room and a Juliette balcony overlooking the countryside behind. The gardens to the rear have a patioed area immediately at the back of the house with the remainder being laid to lawn and all fully south facing. At the back of the garden there are two off street parking spaces for each house.



# COASTAL CHARM

Titchwell is a small coastal hamlet on the A149 coast road between the two popular villages of Brancaster and Thornham. It's in the centre of the North West Norfolk Conservation Area.

Titchwell has one of the finest RSPB bird reserves in Great Britain. It covers 515 acres and you can see dunlin, ruffs, ringed plovers, kingfishers, godwits, curlews and several types of terns. You may even be lucky enough to see and hear a bittern or see a marsh harrier 'sky dancing'. There are two hotels - Titchwell Manor and Briarfields, both with good restaurants, and the extremely popular Thornham restaurant, The Orange Tree is around 1km away. There's an excellent beach, and the church of St Mary the Virgin with an 11th century round tower built with local flints.

Burnham Market is nearby, with its village green surrounded by 18th century houses, shops, designer boutiques and, of course, The Hoste Arms, one of the most popular places to eat and drink in Norfolk.







THE H  
TITCHV





**IDES**

**WELL**



Site as at September 2020

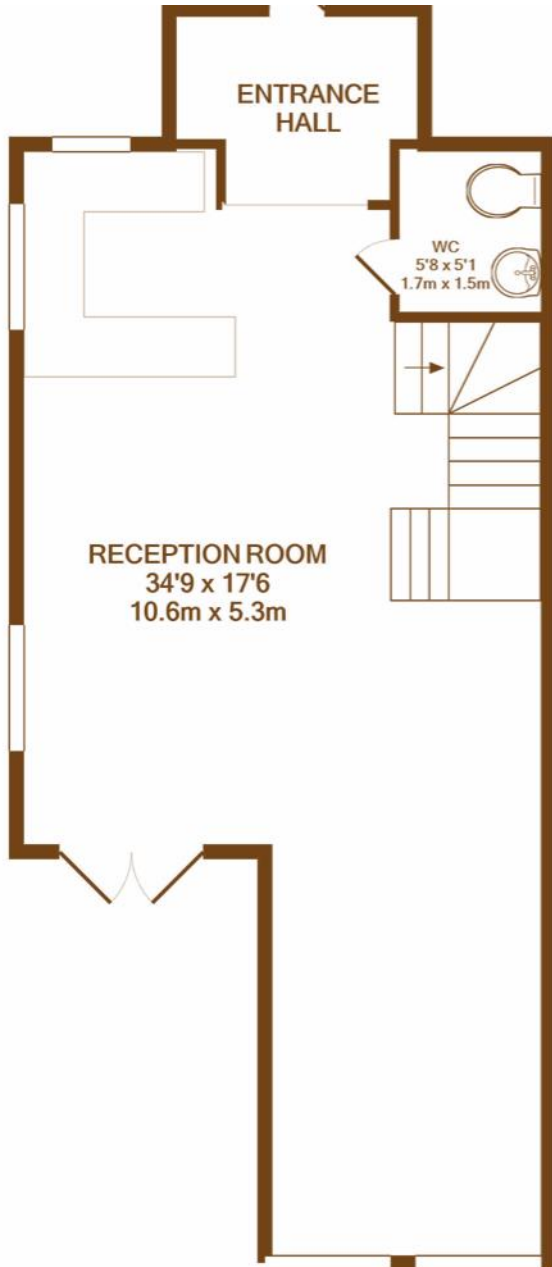


# PLOTS 1, 2, 3 & 4

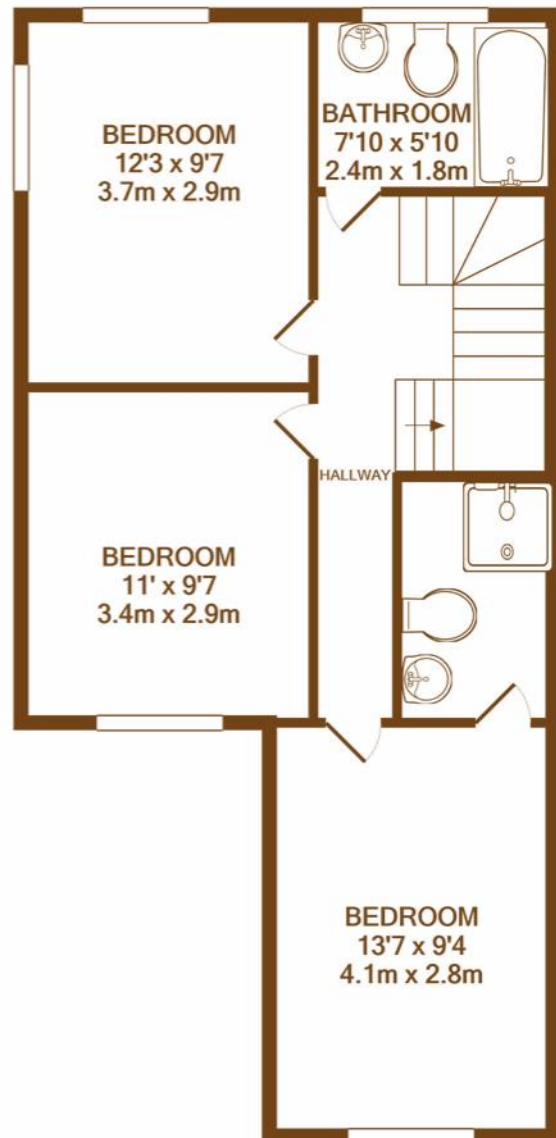




# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(52.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 533 SQ.FT.  
(49.5 SQ.M.)

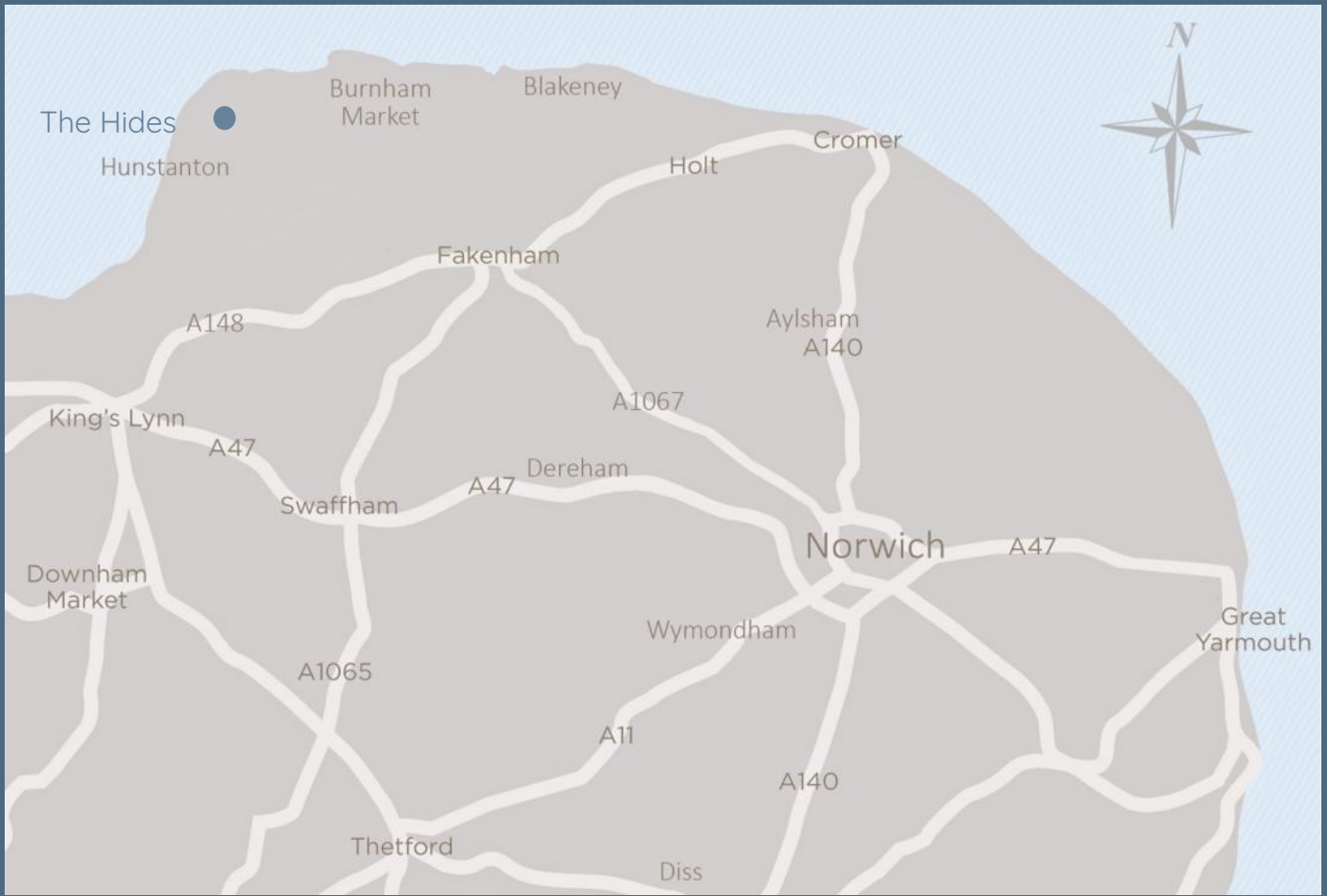
# THE FINAL TOUCHES

- ◆ Set in exclusive development
- ◆ Engineered oak flooring to ground floor
- ◆ Bespoke kitchens with 30mm Silestone worktops
- ◆ Hotpoint integrated appliances with butlers sink
- ◆ Luxury bathrooms
- ◆ Showers with rain drench heads
- ◆ Wool carpets on stairs and first floor
- ◆ Tiled bathroom floors
- ◆ Oak internal doors
- ◆ Bespoke lighting design
- ◆ Painted in neutral heritage paint colours
- ◆ Wet underfloor heating system to all floors
- ◆ Air source heat pump
- ◆ UPVC flush casement windows in heritage colours
- ◆ Bespoke Hardwood front door and frame
- ◆ Aluminium sliding doors to rear
- ◆ Sandstone patio and paving
- ◆ Driveway (communal areas) gravel
- ◆ Turfed gardens
- ◆ Planting to front and rear elevations
- ◆ Outside lights to front and rear
- ◆ Superfast Fibre Broadband
- ◆ 10 year New build warranty





Please note all images are of previous developments and are for representative purposes only



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## Burnham Market Office

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