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# TZUMMARUM

WESTERBUORREN 17 - 8851 GJ - NETHERLANDS

€500,000 k.k.

# TZUMMARUM

## WESTERBUORREN 17 - 8851 GJ

ASKING PRICE	€500,000 k.k.
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Status	beschikbaar
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Acceptance	in overleg
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### CONSTRUCTION

Kind of house	Eengezinswoning, vrijstaande woning
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Building type	bestaande bouw
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Construction period	1908
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Particulars	toegankelijk voor ouderen
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### SIZES AND LOCATION

Living area	138 m <sup>2</sup>
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External storage space	12 m <sup>2</sup>
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Exterior attached space	20 m <sup>2</sup>
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Volume	501 m <sup>3</sup>
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Plot size	844 m <sup>2</sup>
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Location	aan water, aan rustige weg, vrij uitzicht, aan vaarwater, landelijk gelegen
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#### VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1  
8911 AD Leeuwarden

+31 582300623  
info@villafriesland.nl





# TZUMMARUM

WESTERBUORREN 17 - 8851 GJ

## LAYOUT

Rooms	4
BedRooms	3
BathRooms	1
Floors	2
Facilities	mechanische ventilatie, tv kabel, schuifpui, dakraam, zonnepanelen, natuurlijke ventilatie

## ENERGY

Class	A
Index	
End date	2032-05-13

## MISCELLANEOUS

Insulation	dakisolatie, muurisolatie, vloerisolatie, driedubbel glas, hr glas
Type of roof	samengesteld dak
Roof materials	pannen, bitumineuze dakbedekking
Inside maintenance	goed
Outside maintenance	goed



### C.H.

Heating	cv ketel, vloerverwarming gedeeltelijk, warmtepomp
Boiler type	Hybride Remeha calenta 40c
Construction year	2016
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

### SHED

Type	vrijstaand hout
Facilities	voorzien van elektra
Amount	2

### GARAGE

Type	geen garage
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### GARDEN

Gardens	tuin rondom
Total surface	844 m <sup>2</sup>
Main garden	tuin rondom
Back entrance	1

### PARKING

Facilities	openbaar parkeren, op eigen terrein, op afgesloten terrein
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# TZUMMARUM

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**WESTERBUORREN 17 - 8851 GJ**

## DESCRIPTION

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In an idyllic spot in a quiet street on the edge of the village is this spacious, modern converted detached house. The surprising element of the house is at the rear and is the large extension with a beautiful unobstructed view. Both from the kitchen with room-wide sliding doors and from the new terrace cover you look over the deep garden and lands to the beautiful, ever-changing Frisian skies. The deck terrace on the waterfront offers space for a small boat so that a boat trip on Sunday is certainly possible. In addition to a very spacious living room with open kitchen, the house has 3 spacious bedrooms/work rooms, one of which is on the ground floor as well as the bathroom so that the house is also life-proof.

## LAYOUT

### GROUND FLOOR

Hallway with metre cupboard, at the front an ideal study or bedroom, intermediate hall with modern toilet with a hard stone hand basin, modern and stylish bathroom with handmade washbasin, deep bathtub and a walk-in shower with rain shower, the staircase with a practical laundry room below.

The most fantastic space of the house is accessible from the hall with back door and cloakroom, the bright living room with characteristic beam construction and large windows. The living room (56m<sup>2</sup>) flows into the kitchen with cooking and sink island. This is equipped with all luxury, including a coffee machine, Quooker, refrigerator, separate freezer, dishwasher (2024) and combi microwave.

The full-width aluminum sliding doors offer a panoramic view of the deep garden and the landscape behind where the ever-changing Frisian skies never get bored. The newly added terrace cover is a nice extension of the living room, it is quickly good to stay here with the first rays of sunshine.

### FIRST FLOOR

The landing is accessible via the landing stairs. Here are two spacious bedrooms with plastic dormers on both sides equipped with tilt-and-turn windows and plenty of storage space behind the knee bulkheads.

The room on the garden side has a really great view of the countryside and a terrace door to the roof of the extension which is equipped with 12 new solar panels.



The modern toilet with daylight is equipped with a stylish washbasin unit and is located on the landing between the two rooms.

#### STORAGE/BARY/YARD

A covered bicycle storage is placed on the paved terrace when entering through the wide gate with walk-through door. This one also has a large garden cupboard.

The terrace has plenty of spots in the sun or shade and flows seamlessly into the lawn. Near the waterfront is a gazebo for garden tools, barbeque equipment and boat attributes. The paved driveway in front of the wide gate can accommodate 5 cars.

#### GARDEN

The lovely garden is focussed on the south and west. It has recently been raised, levelled and re-grassed. The beautiful floral borders are about to come out now that spring is approaching. On the deck on the waterfront it is wonderful to stay on a hot day. The water can be sailed with a small boat. The beautiful, always changing Frisian views over the water and meadow are never boring. Hares, sheep and a whole bird paradise, they all pass by here.

#### SPECIAL FEATURES

- \* energy label A 2022 (even before the solar panels and heat pump)
- \* fully insulated
- \* fully modernised and made more sustainable in 2018
- \* new roof with plastic dormers on both sides
- \* ground floor extension plastic window frames
- \* stylish and ready to move in
- \* solar panels (2023)
- \* hybrid heat pump (2024)
- \* underfloor heating
- \* water softener (2022)
- \* spacious plot 844m<sup>2</sup> with 35m deep garden
- \* 35m deep garden with decking on asept
- \* terrace cover (2022) with mood lighting

#### TZUMARRUM

Located 10 minutes from Franeker and Harlingen, the village of Tzumarrum with about 1500 inhabitants offers peace, space, recreation and nature near the Wadden area (Unesco heritage). The cosy village has a lively sense of community with its own theatre association and activity committee. There are various facilities such as a primary school, GP practice, recreation park, sports clubs, bicycle shop, a hot bakery and for a frothy Latte or lunch you can go to "The coat of arms of Barradeel". There is a bus connection to Franeker, Harlingen and Leeuwarden. The former cultural capital of Friesland is a 20-minute drive away and in just over an hour you are in Amsterdam via the Afsluitdijk.

























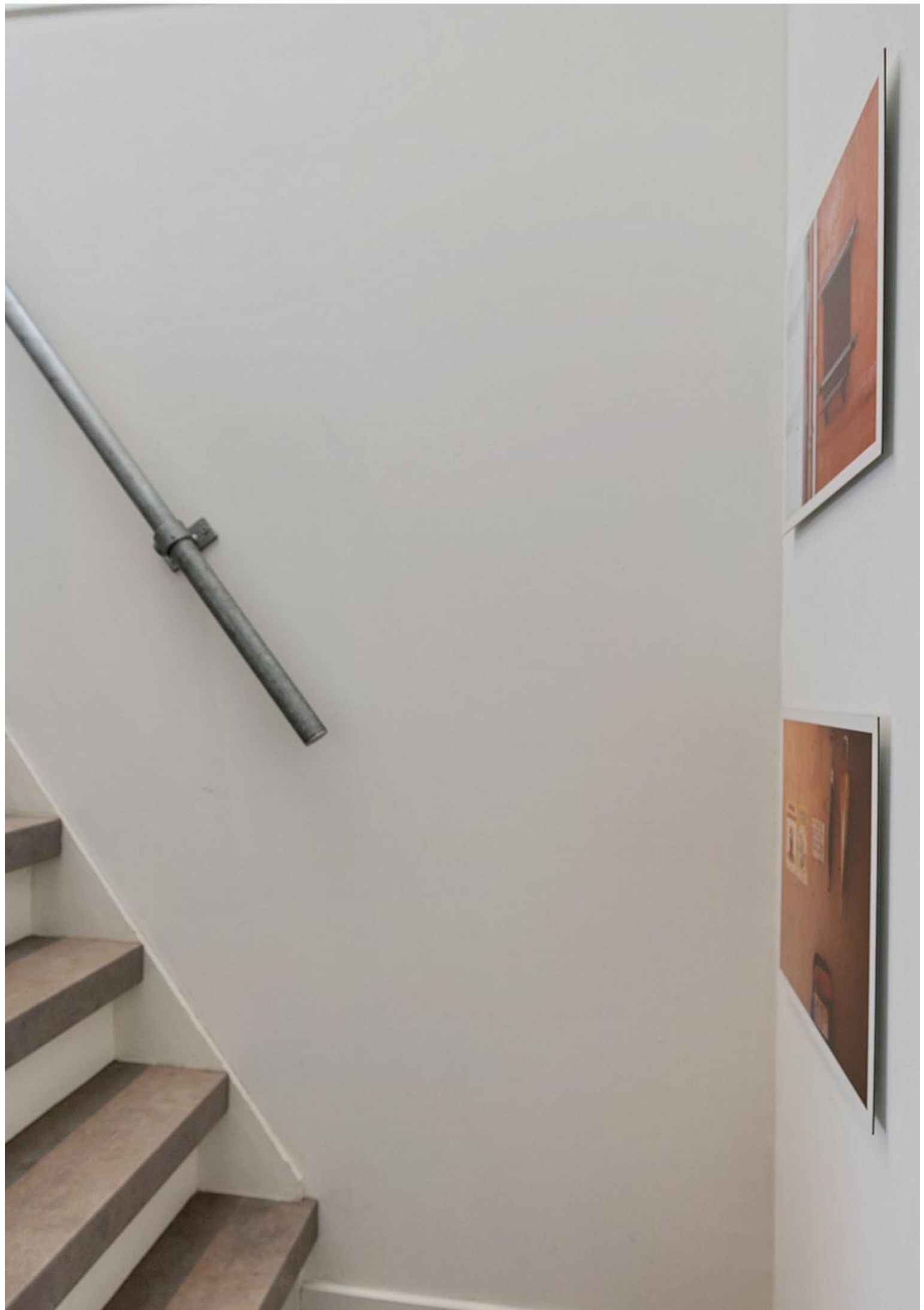




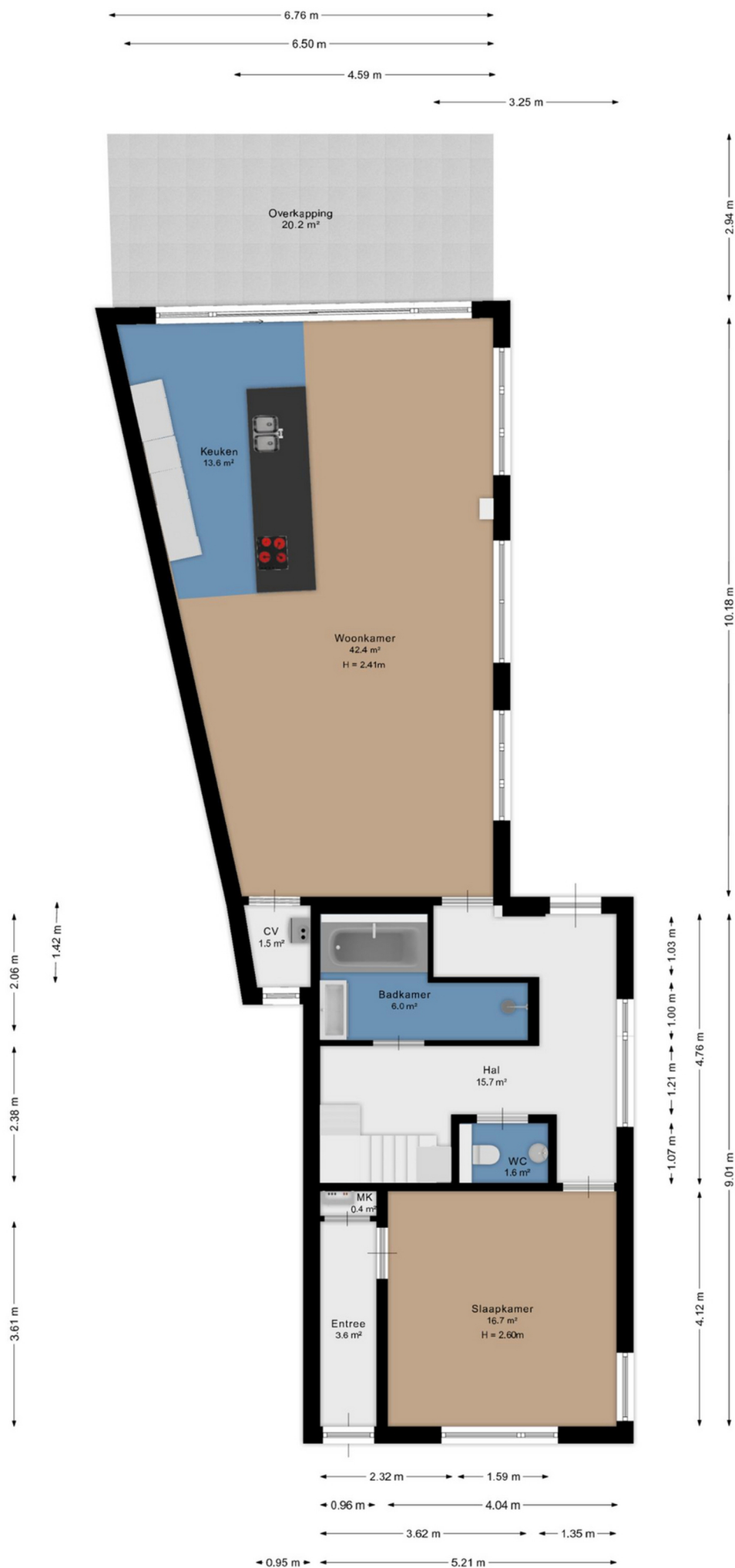




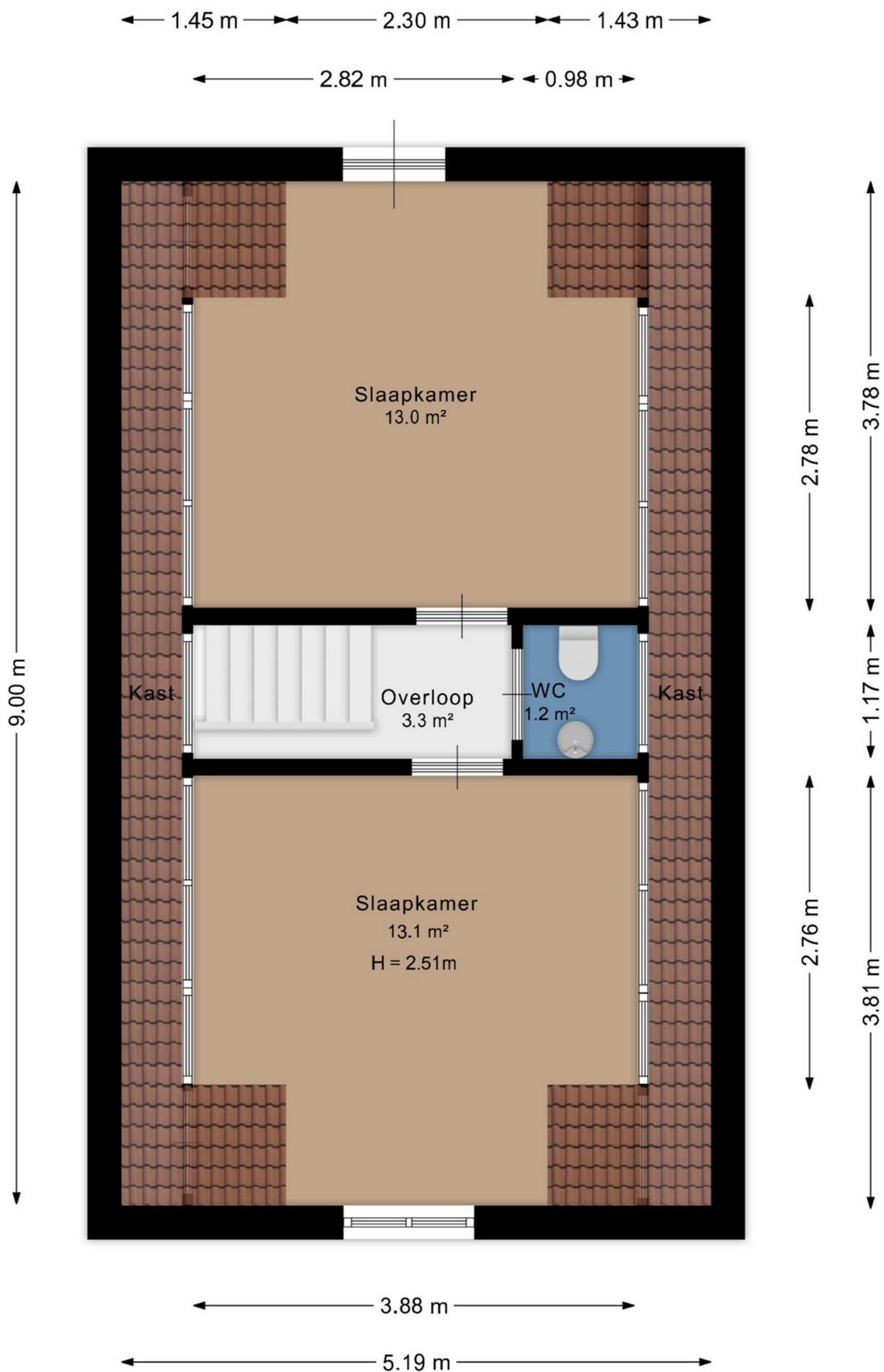






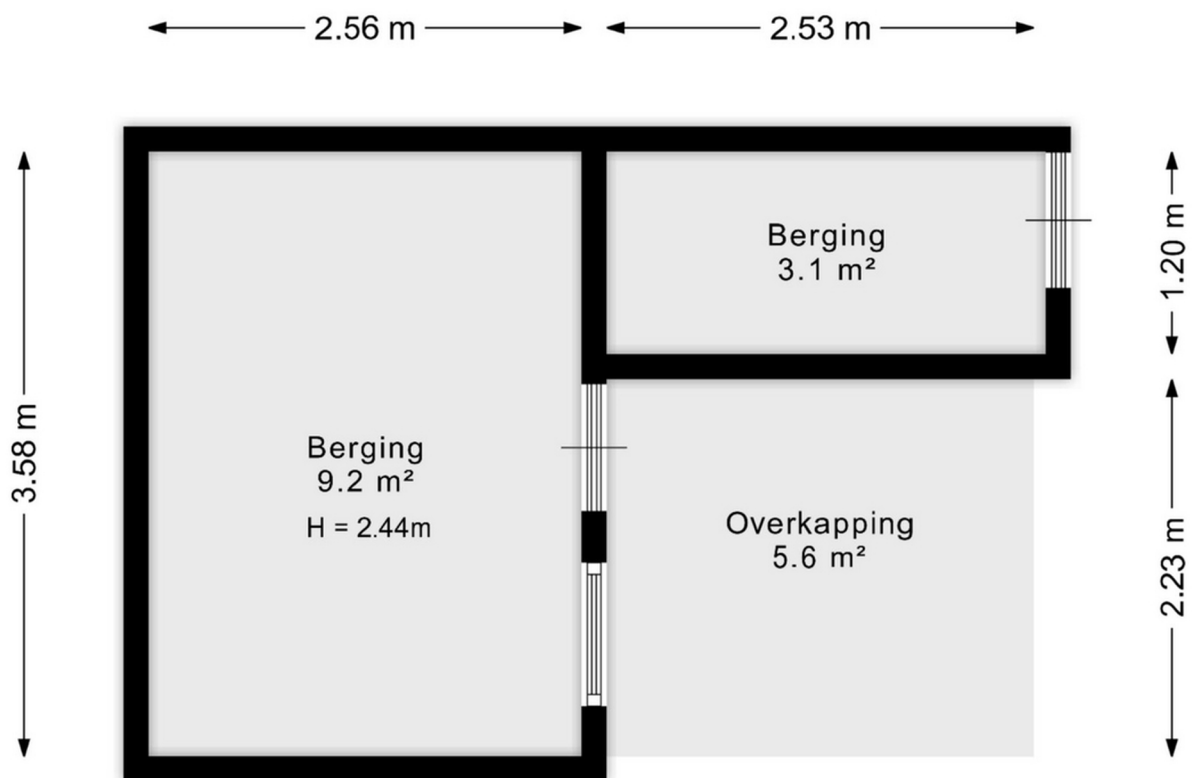






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