



5 Manor Court, Syderstone
Guide Price £435,000

BELTON DUFFEY



5 MANOR COURT, THE STREET, SYDERSTONE, NORFOLK, PE31 8SD

A 4 bedroom, 2 bathroom barn conversion situated in a tucked away location with driveway parking, garage and a south facing garden. No chain.

DESCRIPTION

5 Manor Court is a garage link detached brick and flint barn situated on a small exclusive courtyard development of similar properties converted by celebrated local barn restorers, Michael McNamara Associates. The development is in a tucked away location in heart of the popular rural village of Syderstone and number 5 benefits from driveway parking, an attached garage and attractively landscaped south facing gardens.

The ground floor accommodation is well proportioned and comprises an entrance lobby, kitchen/breakfast room with a separate utility, dining room, a spacious sitting room, bedroom 4 and a bathroom. Upstairs, 2 separate staircases lead to 3 further bedrooms, the principal also having an en suite shower room. The property has many interesting features including exposed ceiling beams, a vaulted ceiling in the dining room which is galleried to the landing upstairs, a stone open fireplace in the sitting room, solid wood internal doors and double glazed windows throughout.

5 Manor Court is being offered for sale with no onward chain and would make an ideal character permanent or second home being conveniently close to the north Norfolk coast (some 15 minutes away) and the market town of Fakenham close-by which boasts a full range of amenities. The furniture, fixtures and fittings are also available by separate negotiation.

SITUATION

Syderstone is a traditional Norfolk village, surrounded by undulating well-wooded countryside. It also has the benefit of Syderstone Common, an SSSI - an area of particular interest due to rare flora and fauna -notable for the presence of a population of natterjack toads. The Common is a beautiful wildlife haven popular with birdwatchers, ramblers and dog walkers.

The village has some fine cottages and houses built in the local brick and flint, a parish church, public house (currently closed), a thriving village hall and a well equipped children's playing field in the centre of the village.

ENTRANCE LOBBY

A partly glazed hardwood door leads from the front of the property into the entrance lobby with space for coat hooks and shoe storage etc. Window to the front, archway to the snug/study and a door leading into:

GROUND FLOOR BATHROOM

3.37m x 1.53m (11' 1" x 5' 0")

A suite comprising a panelled bath with shower mixer tap and glass shower screen over, pedestal wash basin and WC. Shaver point and light, heated towel radiator and a further electric radiator, tiled splashbacks, extractor fan and a window to the front.



SNUG/STUDY

4.6m x 3.24m (15' 1" x 10' 8")

Exposed ceiling beams, staircase leading up to the first floor landing and double aspect windows to the front and rear. Recessed display shelves, 'smart' electric radiator, archway to the kitchen/breakfast room and arched glazed double doors with obscured glass leading into:

SITTING ROOM

5.04m x 4.66m (16' 6" x 15' 3")

A double aspect sitting room with a window to the front and glazed patio doors leading outside to the rear garden. Stone open fireplace with a paved hearth, 'smart' electric radiator, recessed ceiling lights, TV and telephone points.

KITCHEN/BREAKFAST ROOM

4.6m x 3.36m (15' 1" x 11' 0")

A range of fitted base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, spaces and plumbing for a dishwasher and fridge freezer. Exposed ceiling beams, vinyl flooring, 'smart' electric radiator, display recess, window to the rear and a door leading into:

UTILITY ROOM

2.41m x 2.37m (7' 11" x 7' 9")

Base and wall units with a laminate worktop incorporating a resin sink unit, tiled splashbacks. Space and plumbing for a washing machine, exposed ceiling beams, vinyl flooring, electric radiator, window to the front and a door leading into:

DINING ROOM

5.56m x 5.07m (18' 3" x 16' 8")

An impressive room with a partly vaulted ceiling, galleried to the landing upstairs. Exposed ceiling and wall beams, 'smart' electric radiator and a further electric radiator, feature brick and flint panel with display shelves, window to the front and French doors leading outside. Velux window to the rear, staircase leading up to the principal bedroom suite and a door leading into:

BEDROOM 4

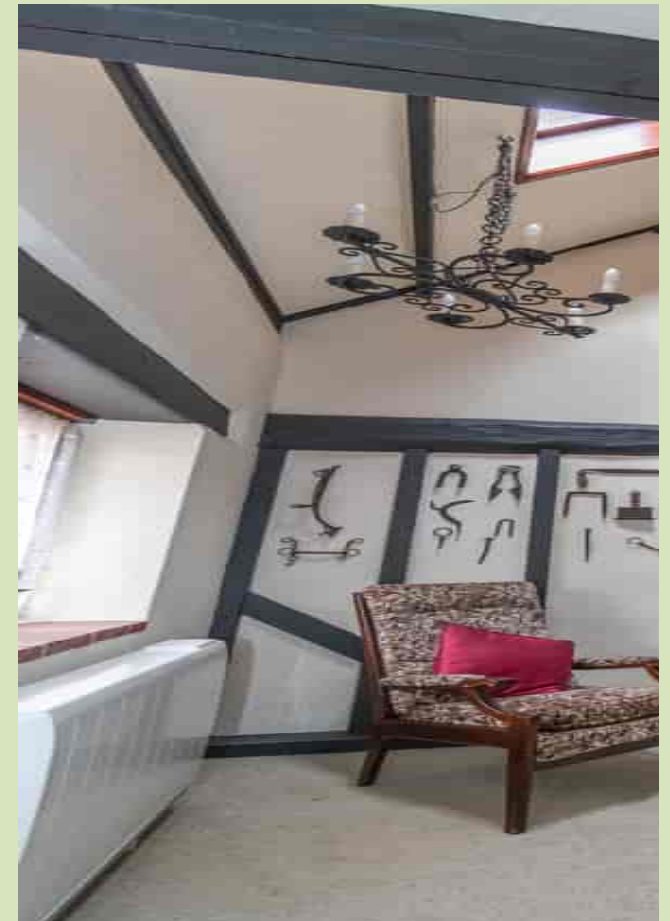
2.89m x 2.39m (9' 6" x 7' 10")

Exposed ceiling and wall beams, electric radiator and a Velux window to the rear.

FIRST FLOOR LANDING 1

2.38m x 1.87m (7' 10" x 6' 2")

Landing area galleried to the dining room below. Space for freestanding furniture, eaves cupboard, Velux window to the front and a door leading into:



BEDROOM 1

3.84m x 2.44m (12' 7" x 8' 0")

Exposed ceiling beams, electric radiator and a door leading into:

EN SUITE SHOWER ROOM

2.54m x 2.34m (8' 4" x 7' 8")

A suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Heated towel radiator and a further electric heater, tiled splashbacks, extractor fan, exposed ceiling beams, loft hatch and a Velux window to the front.

FIRST FLOOR LANDING 2

Accessed via a staircase from the snug/study. Window to the front and doors to bedrooms 2 and 3.

BEDROOM 2

3.85m x 3.17m (12' 8" x 10' 5")

Window to the front, Velux window to the rear, electric radiator.

BEDROOM 3

2.83m x 2.11m (9' 3" x 6' 11")

Built-in storage cupboard, Velux window to the rear, electric radiator.

OUTSIDE

Number 5 is situated at the end of the complex of barns and is approached over a shared gravelled driveway leading to its own garage and a five bar gate opening onto a paved parking area with a further parking space in tandem. To the front of the property, there is a small lawn with a mature tree, shrub bed to the side and paved steps leading to the front entrance door.

The paved pathway continues to a metal gate opening onto the attractive south facing garden. The garden comprises a paved terrace opening out from the sitting room patio doors with steps leading up to a gravelled area with a pergola and garden pond. A timber summer house looks back over the gardens with shaped lawns, tall fenced and mature hedged boundaries, well stocked shrub beds. To the rear of the property, there is also a useful screened area with space for the storage of refuse bins etc.

GARAGE

6.57m x 3.52m (21' 7" x 11' 7")

Up and over door to the front and window, power and light.



DIRECTIONS

From Fakenham, take the A148 heading west towards King's Lynn and turn right, signposted B1454 Hunstanton and Docking. Proceed along this road and take the first turning on the right towards Syderstone. Take the first left hand fork and continue into the village. Turn left at the T-junction and after a short distance the Manor Court complex can be found on the left. Number 5 is situated at the end on the left-hand side.

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Electric radiator heating with 'smart' radiators in the principal rooms (installed in 2021). EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

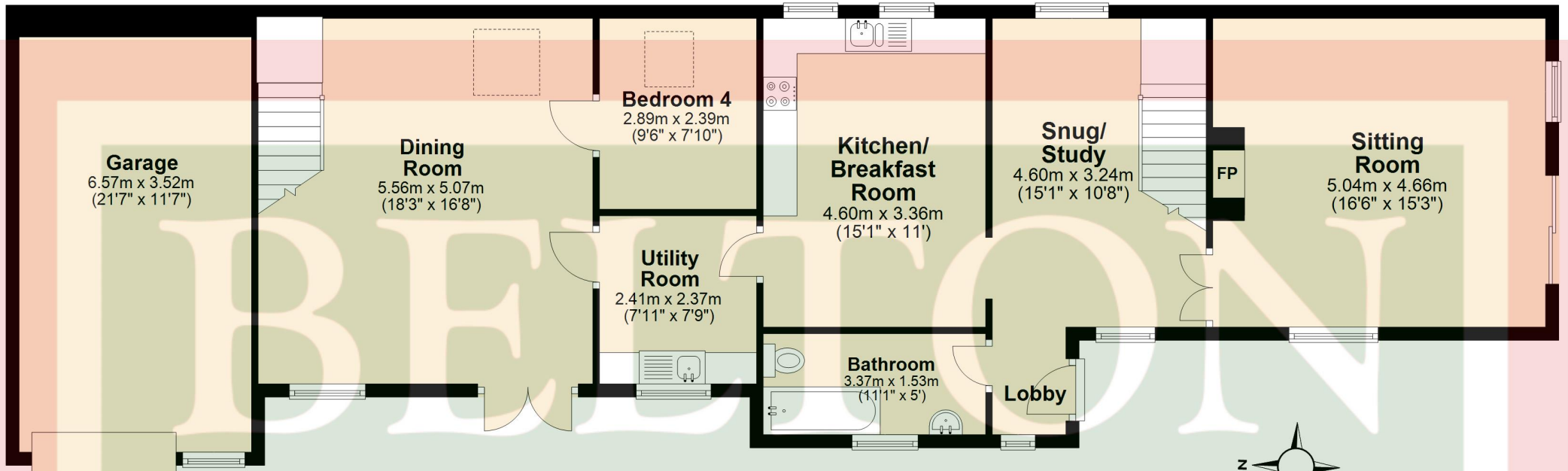
TENURE

This property is for sale Freehold.

VIEWING

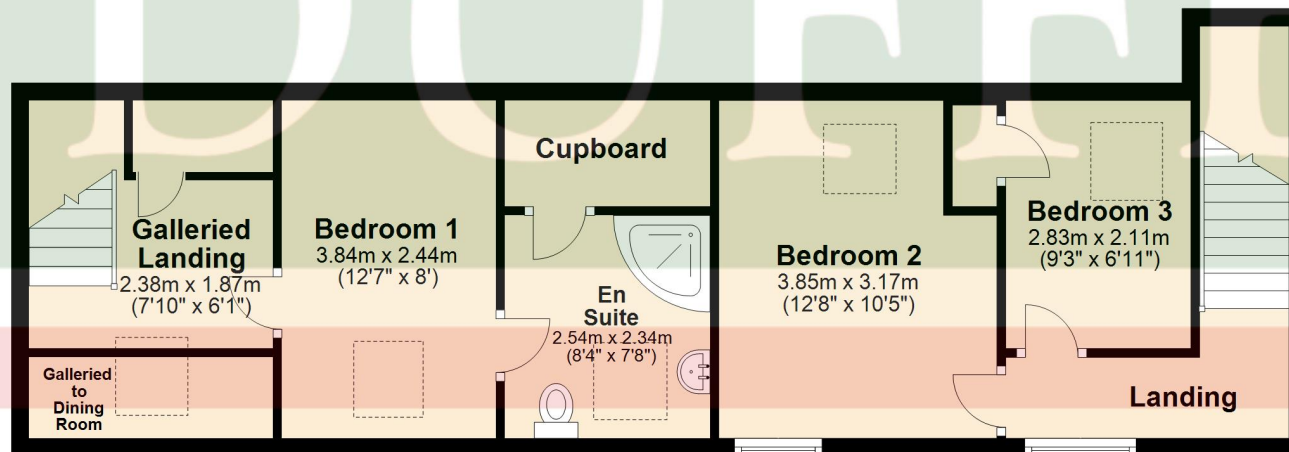
Strictly by appointment with the agent.





Ground Floor

Approx. 128.2 sq. metres (1380.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.0 sq. feet)

Total area: approx. 183.2 sq. metres (1972.1 sq. feet)



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