



Arwyn, Syderstone
Guide Price £275,000

BELTON DUFFEY



ARWYN, 13 ASHSIDE, SYDERSTONE, NORFOLK, PE31 8RZ

A detached bungalow situated in an attractive rural setting overlooking countryside with a timber studio annexe and attractive 1/5 acre gardens and grounds (sts). No chain.

DESCRIPTION

Arwyn is a detached bungalow situated in a pleasant location on the edge of the popular rural village of Syderstone with fine views over neighbouring countryside to the front and rear.

Please note that the property is of non-standard construction with an asbestos tiled roof and a later extension to the rear. There is spacious accommodation comprising an entrance hall, kitchen, dining room and sitting room with 3 bedrooms and 2 shower rooms. Further benefits include oil-fired central heating, an open fireplace in the sitting room and majority UPVC double glazed windows and doors. The property also lends itself to a programme of improvements and extension but planning permission was previously obtained (now lapsed) for the demolition of the existing property with a substantial replacement family house or a pair of semi detached houses. Please ask Belton Duffey for more information.

Outside, the property stands in attractive gardens and grounds amounting to approximately 1/5 acre (subject to survey) with a detached timber studio building within the grounds providing a spacious self-contained annexe.

Arwyn is being offered for sale with no onward chain.

SITUATION

Syderstone is a traditional Norfolk village, surrounded by undulating well-wooded countryside. It also has the benefit of Syderstone Common, a Site of Special Scientific Interest - an area of particular interest due to rare flora and fauna - which is particularly 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, St Mary's parish church with its historic round tower, public house (currently closed), a thriving village hall and a well equipped children's playing field in the centre of the village.

MAIN PROPERTY

Detached bungalow with accommodation comprising:



ENTRANCE HALL

4.80m x 1.44m (15' 9" x 4' 9")

A solid timber door leads from the front of the property into the entrance hall with a storage cupboard and a further utility cupboard with space and plumbing for a washing machine and stacked tumble dryer. Radiator, laminate flooring and doors to bedrooms 2 and 3, shower room 1 and the sitting room.

SITTING ROOM

4.63m x 3.17m (15' 2" x 10' 5")

Red brick open fireplace with a quarry tiled hearth, radiator, fitted cupboard and drawer unit. Double aspect windows to the front and side and a door leading into:

KITCHEN

3.15m x 2.80m (10' 4" x 9' 2")

A range of cream base and wall units with a laminate worktop incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven with a ceramic hob and stainless steel extractor hood over, space and plumbing for a dishwasher. Fitted cupboard, oil-fired boiler, laminate flooring, radiator, window to the side and a door leading into:

DINING ROOM

5.59m x 2.77m (18' 4" x 9' 1")

Radiator, space for a fridge freezer, laminate flooring and room for a dining table and chairs. Door to the side of the property, 2 windows and UPVC French doors to the rear garden. Doors leading to bedroom 3 and shower room 2.

BEDROOM 1

3.64m x 3.17m (11' 11" x 10' 5")

Radiator, laminate flooring and a window to the front.

BEDROOM 2

3.64m x 3.15m (11' 11" x 10' 4")

Built-in wardrobe and storage cupboards, radiator, laminate flooring and boarded up windows to bedroom 3.

SHOWER ROOM 1

2.40m x 2.33m (7' 10" x 7' 8") at widest points.

Shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Laminate flooring, tiled splashbacks and a radiator.



BEDROOM 3

3.89m x 2.77m (12' 9" x 9' 1")

Radiator, 2 windows overlooking the rear garden and a solid timber door leading outside.

SHOWER ROOM 2

1.85m x 1.40m (6' 1" x 4' 7")

Shower cubicle with an electric shower, wall mounted wash basin and concealed cistern WC. Laminate flooring, tiled splashbacks and a white towel radiator.

STUDIO ANNEXE BUILDING

Detached timber studio annexe building with accommodation comprising:

STUDIO ANNEXE KITCHEN/LIVING/BEDROOM

6.82m x 3.69m (22' 5" x 12' 1")

Kitchen area with a range of gloss white base and wall units with laminate worktops and upstands incorporating a stainless steel sink unit, space for a fridge freezer. 2 electric radiators, tiled floor, 2 Velux windows, UPVC French doors to the front and a partly glazed UPVC to the rear garden. Door leading into:

STUDIO ANNEXE SHOWER ROOM

3.69m x 1.09m (12' 1" x 3' 7")

Shower cubicle with an electric shower, pedestal wash basin and WC. Tiled flooring and splashbacks, white towel radiator.

OUTSIDE

Arwyn is set well back from the road behind a mature hedged boundary with a five bar gate opening onto an extensive gravelled driveway providing parking for several vehicles.

Gravelled walkways to both sides of the property lead to the attractive south facing rear garden and access to the detached studio annexe. The garden comprises an extensive paved terrace immediately behind the property with a good sized lawn beyond interspersed with mature trees. Plant beds with tall fenced boundaries to the sides and a wire fence to the rear making the most of the fine far reaching views over neighbouring countryside.

In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey).



DIRECTIONS

From Fakenham, take the A148 in the direction of 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. Continue along this road up the hill, past the turning to Wicken Green and turn left at the crossroads where you will see number Arwyn (number 4) approximately 200 yards further up on the left-hand side.

OTHER INFORMATION

Mains electricity, mains water and private drainage. Oil-fired central heating to the main property and electric radiator heating to the studio annexe. EPC Rating Bands: Main Property - Band E, Studio Annexe - Band D.

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

TENURE

This property is for sale Freehold.

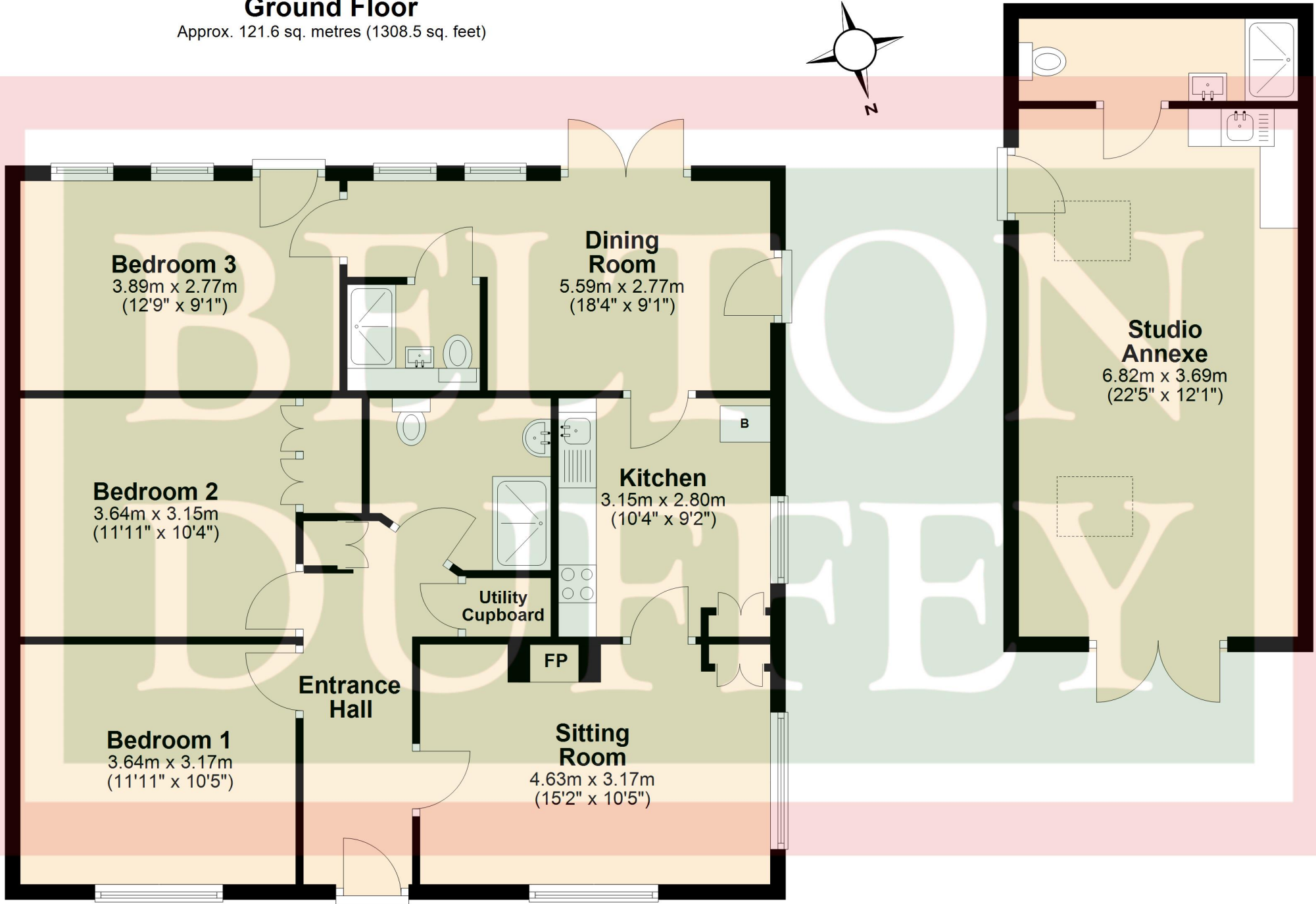
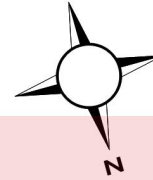
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 121.6 sq. metres (1308.5 sq. feet)



Total area: approx. 121.6 sq. metres (1308.5 sq. feet)



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