



**26 Norman Way, Syderstone**  
**Guide Price £450,000**

**BELTON DUFFEY**





## **26 NORMAN WAY, SYDERSTONE, NORFOLK, PE31 8TH**

A well presented spacious high specification detached bungalow in a private setting within this popular village. No onward chain.

### **DESCRIPTION**

Pleasantly situated in a quiet setting on a small exclusive development of just 4 other similar properties within this popular village, 26 Norman Way is a modern detached bungalow presented in excellent order throughout. The property offers spacious, flexible and well appointed accommodation which benefits from oil-fired underfloor heating and double glazing.

The accommodation includes a spacious entrance hall, study/family room, double aspect sitting room, fitted kitchen/dining room with a separate utility, principal bedroom with en-suite, 2 further bedrooms and a family bathroom.

Outside, there is a long private driveway providing off road parking for numerous vehicles, a detached double garage and pleasant gardens. The property is 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, 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.

### **STORM PORCH**

A covered storm porch leads from the front of the property with security lighting and a partly glazed composite door and glazed side panel leading into:

### **ENTRANCE HALL**

Spacious T-shaped entrance hall with space for freestanding furniture. Large shelved storage cupboard, ceramic tiled flooring, access to insulated loft space and doors to the principal rooms.







## **STUDY/FAMILY ROOM**

3.99m x 3.89m (13' 1" x 12' 9")

Flexible room currently used as a study with a double glazed window overlooking the rear garden.

## **SITTING ROOM**

6.42m x 4.22m (21' 1" x 13' 10")

A bright and spacious dual aspect room with double glazed window to front and double glazed double doors to rear providing pleasant aspect over and access to the garden. Feature fireplace with polished slate hearth and ornate surround.

## **KITCHEN/DINING ROOM**

5.95m x 4.32m (19' 6" x 14' 2")

A lovely dual aspect family kitchen with double glazed windows to side and overlooking the rear garden. Excellent range of floor and wall mounted storage units in attractive beech finish, extensive laminate worksurfaces including island work station and single drainer stainless steel sink unit with mixer tap.

Attractive complementary tiling, ceramic hob with extractor over, fitted double oven, fridge and dishwasher. Ceramic tiled flooring, ceiling recessed downlighters and a partly glazed door leading into:

## **UTILITY ROOM**

2.88m x 1.95m (9' 5" x 6' 5")

Partly glazed door to garden, double glazed window to rear, worksurfaces with inset sink unit and cupboards below. Floor standing oil-fired boiler, spaces and plumbing for a washing machine, fridge and freezer, ceramic tiled flooring, extractor fan, coat hooks and space for shoe storage.

## **BEDROOM 1**

4.60m x 3.96m (15' 1" x 13' 0")

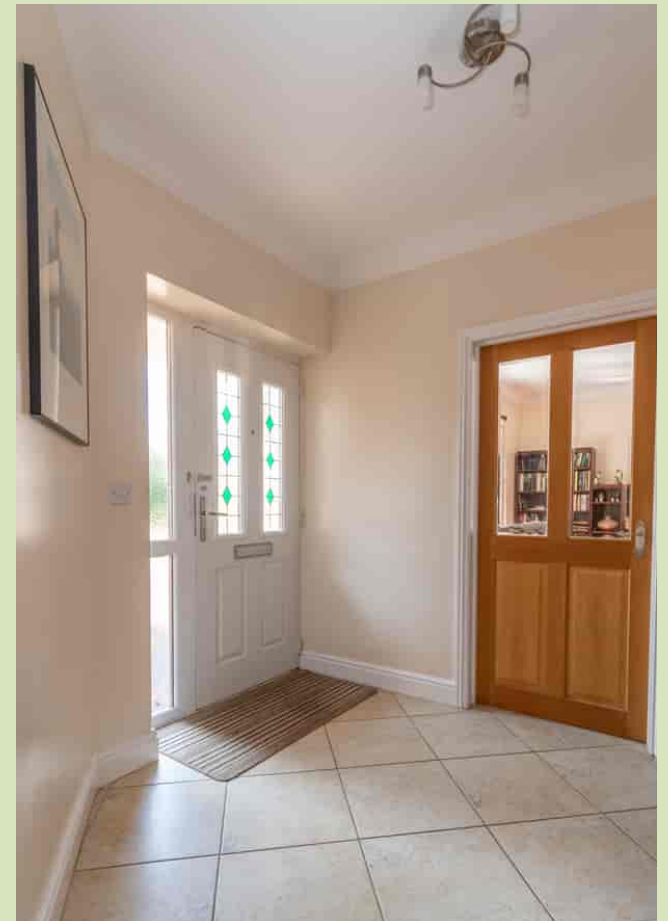
3 double glazed windows to front, walk-in dressing room/wardrobe and a door leading into:

## **EN SUITE SHOWER ROOM**

2.06m x 1.68m (6' 9" x 5' 6")

Double glazed window to side, suite comprising fully tiled shower cubicle, pedestal wash basin and WC. Full height complementary tiling, chrome heated towel rail, extractor fan, ceiling recessed downlighters.







## **BEDROOM 2**

3.20m x 2.82m (10' 6" x 9' 3")

Double glazed window to side.

## **BEDROOM 3**

3.40m x 3.32m (11' 2" x 10' 11")

Double glazed window to side.

## **BATHROOM**

2.76m x 1.93m (9' 1" x 6' 4")

Double glazed window to side, panelled bath with shower attachment over, pedestal wash basin, WC. Full height complementary tiling, heated towel rail, extractor fan, ceramic tiled flooring.

## **OUTSIDE**

The property stands in pleasant mature gardens with long private driveway providing off road parking for numerous vehicles and leading to the detached double garage. To the front there is a neat lawned area with raised shrub beds and a security gate leading to the rear.

The rear garden comprises a raised patio and neat lawns with further seating area and fencing, screened oil storage tank and mature conifer hedging to boundary.

## **GARAGE**

6.40m x 5.42m (21' 0" x 17' 9")

A detached double garage with twin up and over doors, pitched roof with eaves storage, power and light connected, window and personal door to garden.

## **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 towards the village on Mill Lane. Before reaching the village centre, Norman Way is a turning on the left, take the right fork and number 26 can be found further up on the right, as identified by the Belton Duffey 'For Sale' board.





## **OTHER INFORMATION**

Mains electricity, mains water and mains drainage. Oil-fired underfloor heating. EPC Rating Band D.

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

## **TENURE**

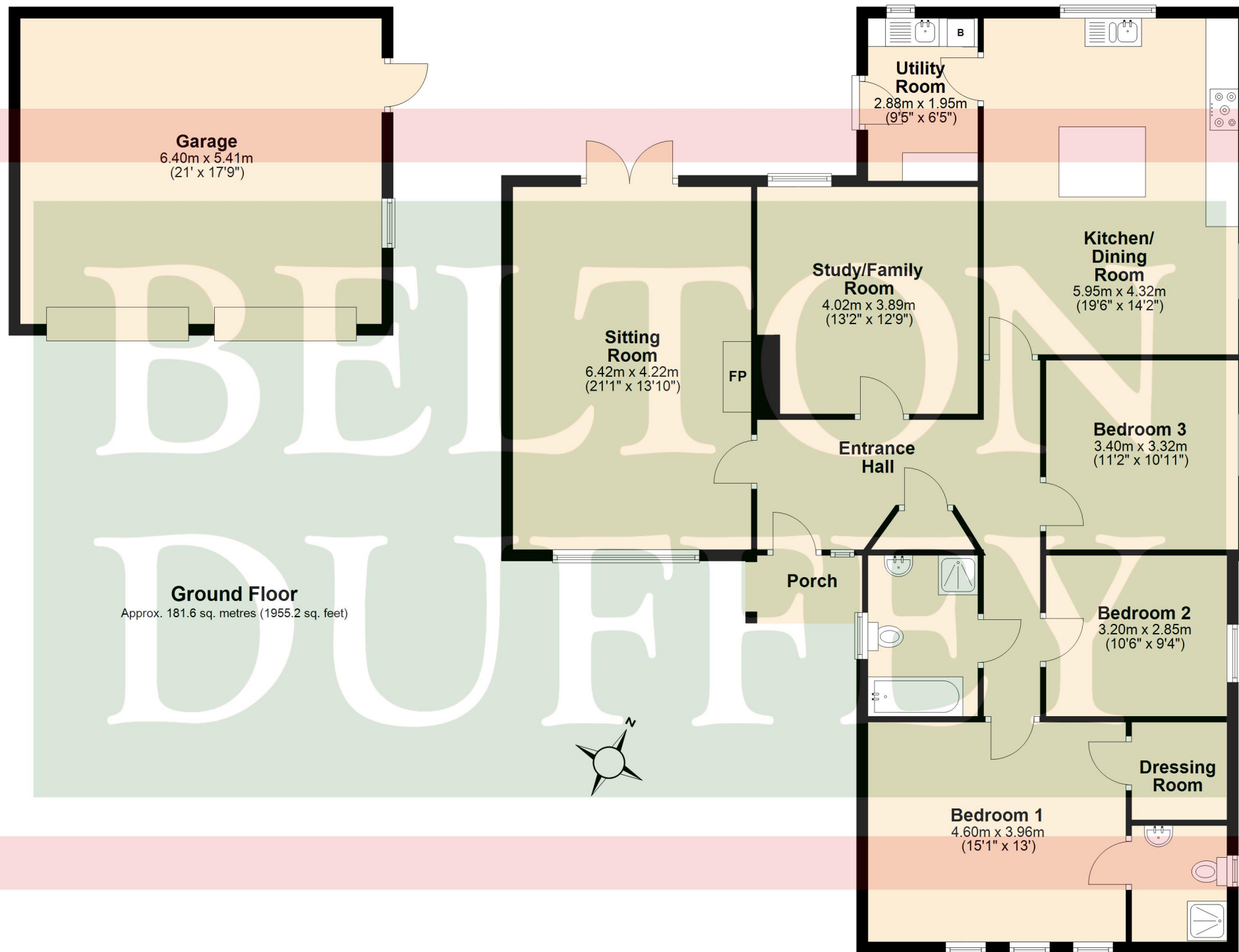
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 181.6 sq. metres (1955.2 sq. feet)





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