



18 Heath Rise, Syderstone
Guide Price £235,000

BELTON DUFFEY

18 HEATH RISE, SYDERSTONE, NORFOLK, PE31 8TN

A 2 bedroom semi-detached bungalow with conservatory and garage situated at the end of a cul de sac with fine countryside views.

DESCRIPTION

18 Heath Rise is a modern well presented semi-detached bungalow situated at the end of a cul-de-sac in the popular north Norfolk village of Syderstone with fine field and countryside views to the rear. The living accommodation comprises an entrance hall, kitchen, sitting/dining room with patio doors leading to a conservatory which overlook the gardens and fields beyond. There are also 2 bedrooms and a shower room. The property further benefits from UPVC double glazed windows and doors and a fireplace in the sitting/dining room housing a wood burning stove.

Outside, there is driveway parking for 2 cars, a detached garage with a small lawned front garden and an attractive west facing garden to the rear which backs onto countryside.



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.

ENTRANCE HALL

A partly glazed UPVC door with a glazed side panel leads from the driveway to the side of the property into the L-shaped entrance hall. Shelved airing cupboard housing the hot water cylinder, night storage heater, loft hatch, doors to the 2 bedrooms, shower room and a partly glazed door leading into:

SITTING/DINING ROOM

5.84m x 3.04m (19' 2" x 10' 0")

Fireplace housing a wood burning stove on a slate tiled hearth, night storage heater, room for a dining table and chairs and sofas etc. Door to the kitchen and sliding patio doors leading into:

CONSERVATORY

3.20m x 2.32m (10' 6" x 7' 7")

Double glazed UPVC construction with a polycarbonate roof and fine far reaching views over the rear garden and countryside beyond. Vinyl flooring and a patio door leading outside.

KITCHEN

2.92m x 2.31m (9' 7" x 7' 7")

A range of white base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with an extractor hood over, space and plumbing for a washing machine and space for a freestanding fridge freezer. Window overlooking the rear garden and a partly glazed UPVC door leading outside to the side of the property.

BEDROOM 1

3.71m x 3.04m (12' 2" x 10' 0")

Electric radiator and a window to the front of the property.



BEDROOM 2

3.31m x 2.31m (10' 10" x 7' 7")

Electric radiator and a window to the front of the property.

SHOWER ROOM

2.30m x 1.82m (7' 7" x 6' 0")

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Tiled splashbacks, shaver point, electric wall heater, extractor fan and a window to the side with obscured glass.

OUTSIDE

18 Heath Rise is set back from the cul-de-sac behind a lawned front garden with a shrub bed and a gravelled driveway to the side providing parking for up to 2 cars and leading to the detached garage and 2 side entrance doors to property.

A paved walkway through a pergola arch planted with climbing plants leads to the attractive west facing rear garden which backs onto countryside. The garden comprises a paved terrace opening out from the conservatory with a lawn beyond, perimeter borders, garden pond and a barked seating area providing a vantage point to admire the fine far reaching views.

GARAGE

5.42m x 2.80m (17' 9" x 9' 2")

Up and over door to the front, window to the rear, power and light and a door leading to the rear garden.

DIRECTIONS

From Fakenham take the A148 in the direction of King's Lynn and turn right at the junction signposted B1454 Hunstanton and Docking. Proceed along this road and take the third turning on the right towards Syderstone.

Continue along this road into the centre of the village past the Lynn Arms public house on the right-hand side. Turn right onto Mill Lane and then take the first right onto Norman Way. Take the next left into Heath Rise where you will see number 18 at the end of the cul de sac on the right-hand side.

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Electric night storage heating and a wood burning stove installed in the sitting/dining room. 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 B.

TENURE

This property is for sale Freehold.

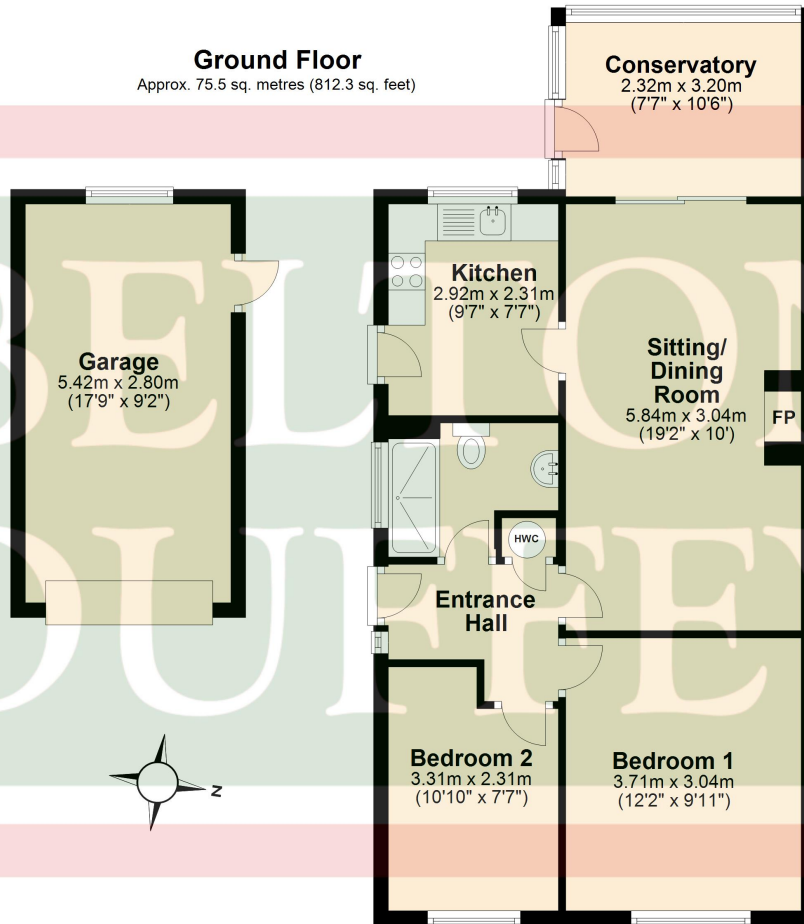
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)





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