



8 Broadlands, Syderstone
Guide Price £350,000

BELTON DUFFEY



8 BROADLANDS, SYDERSTONE, NORFOLK, PE31 8ST

A well presented refurbished 3 bedroom, 2 bathroom house with a garage and low maintenance gardens, situated in the heart of the village.

DESCRIPTION

8 Broadlands is a modern semi detached house situated in a prominent elevated position in the heart of the popular community rich north Norfolk village of Syderstone. The property has well presented refurbished living accommodation comprising an entrance hall, an impressive half vaulted kitchen/dining room, large utility room, sitting room and a ground floor shower room. The landing upstairs leads to 3 bedrooms and a bathroom.

The property further benefits from UPVC double glazed windows and doors throughout, oak veneer internal doors, architraves and skirting boards, oil-fired central heating and a contemporary wood burning stove in the sitting room. Outside, the property stands set back from the road behind a lawned front garden with a low maintenance garden to the rear and a garage.

All of this combine to make 8 Broadlands ideal for those buyers looking for a low maintenance permanent home and garden in a popular village location convenient for local amenities and the north Norfolk coast.

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

2.50m x 2.10m (8' 2" x 6' 11")

A glazed UPVC door with obscured glass and a glazed panel to the side leads from the front of the property into the entrance hall with the staircase leading up to the first floor landing. Doors to the sitting room, kitchen/dining room and shower room.



KITCHEN/DINING ROOM

4.44m x 3.64m (14' 7" x 11' 11") at widest points.

An impressive light and airy kitchen/dining room with a half vaulted ceiling with exposed roof beams and 2 Velux windows. Range of sage green Shaker style base and wall units with granite worktops and upstands incorporating a butler sink. Integrated appliances including an oven and ceramic hob with an extractor hood over, fridge and freezer.

UPVC French doors with glazed panels to the sides leading outside to the rear garden. Opening to:

UTILITY ROOM

5.25m x 3.12m (17' 3" x 10' 3")

An extensive range of matching sage green Shaker style base and wall units with granite worktops and upstands incorporating a butler sink. Oak worktop area with space under for stools, integrated dishwasher, space and plumbing for a washing machine, Worcester oil-fired boiler.

Space for coat hooks and shoe storage, windows overlooking the rear garden and a glazed UPVC door leading outside. Partly glazed door leading into:

SITTING ROOM

4.94m x 4.10m (16' 2" x 13' 5")

A contemporary wood burning stove on a slate tiled hearth with an exposed flue, understairs storage cupboard and a deep bay window to the front of the property.

GROUND FLOOR SHOWER ROOM

2.20m x 2.07m (7' 3" x 6' 9") at widest points.

A suite comprising a wet room area with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring and a window to the front of the property with obscured glass.

FIRST FLOOR LANDING

2.63m x 1.77m (8' 8" x 5' 10")

Partly galleried landing with a window to the side, airing cupboard, loft hatch (with a drop down ladder) and doors to the 3 bedrooms and bathroom.



BEDROOM 1

3.59m x 2.99m (11' 9" x 9' 10")

Built-in double wardrobe cupboard and a window to the front.

BEDROOM 2

2.86m x 2.71m (9' 5" x 8' 11")

Built-in double wardrobe cupboard and a window overlooking the rear garden and countryside beyond.

BEDROOM 3

2.64m x 2.04m (8' 8" x 6' 8") at widest points.

Built-in storage cupboard and a window to the front.

BATHROOM

2.43m x 1.65m (8' 0" x 5' 5")

A suite comprising a shaped panelled bath with a chrome mixer shower over and glass shower screen, sage green vanity storage units incorporating a wash basin and concealed cistern WC. Tiled floor and walls and windows to the side and rear with obscured glass.

OUTSIDE

8 Broadlands stands in a prominent elevated position set well back from the road behind a lawned front garden with a pathway leading to the front entrance door.

A private driveway to the rear of the property provides access to the garage and rear garden. The garden has been laid out for ease of maintenance with an extensive brickweave terrace and pathways and an artificial lawn. Fenced boundaries with raised perimeter beds, outside tap and lighting and a useful screened area suitable for refuse bin storage etc and where the plastic oil tank is situated.

GARAGE

4.72m x 3.18m (15' 6" x 10' 5")

Timber built garage with double doors to the front, power and light and a pedestrian door leading to the property's 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



OTHER INFORMATION

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. 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 C.

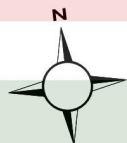
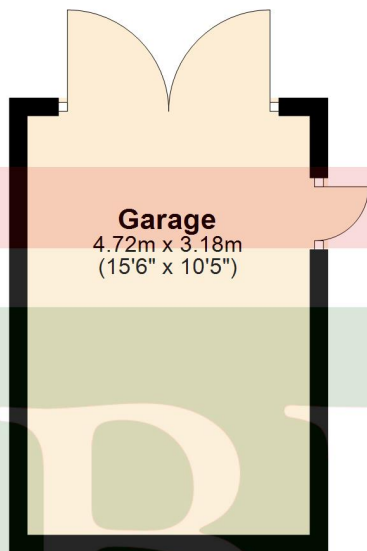
TENURE

This property is for sale Freehold.

VIEWING

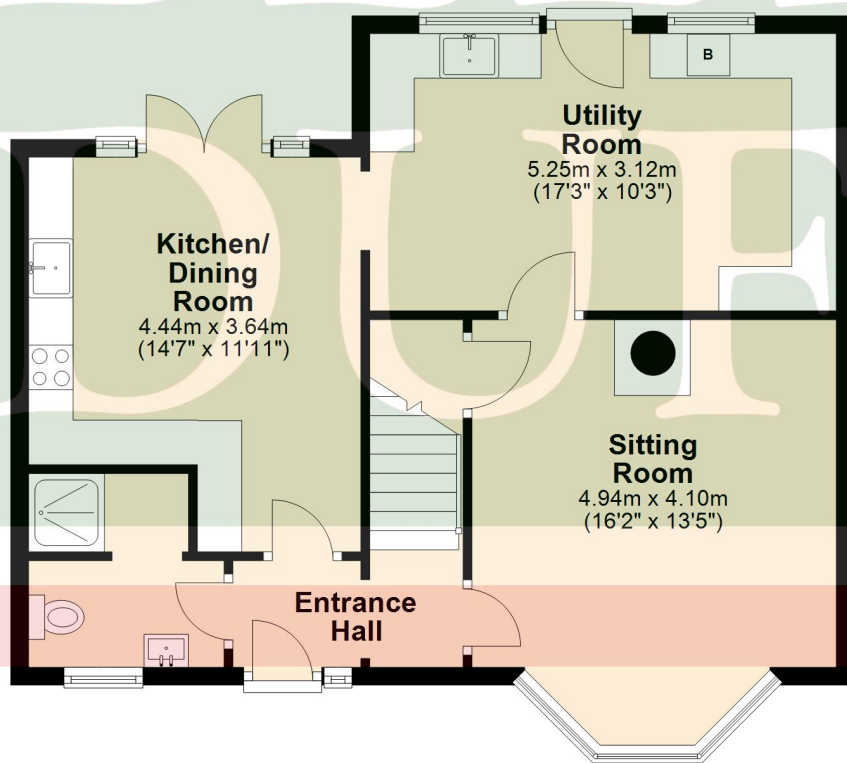
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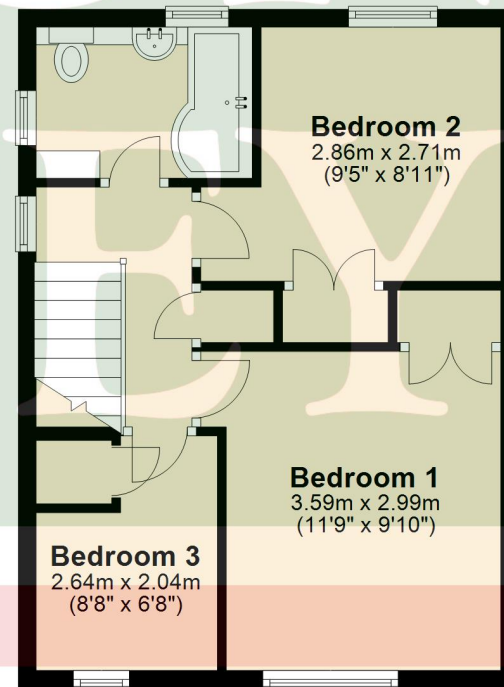
Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)



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