



1 Robinia Cottages, Syderstone

Guide Price £315,000

**BELTON
DUFFEY**

1 Robinia Cottages

Mill Lane, Syderstone, Norfolk, PE31

8RX



A modern semi detached house with well presented 3 bedroom accommodation, driveway parking and garage situated in the heart of the village with countryside views.

DESCRIPTION

Built in 2013, 1 Robinia Cottages is a modern semi detached house situated in a nice setting in the heart of the popular rural village of Syderstone with fine far reaching views over countryside to the front. The property is on a small development on just 4 other properties and benefits from driveway parking for 2 vehicles, a brick built garage and attractive gardens to the front and rear.

The well presented accommodation comprises an entrance hall leading to a cloakroom, kitchen/dining room and sitting room with a landing upstairs to 3 bedrooms and a bathroom. Further benefits include triple glazed windows and air source underfloor heating to the ground floor and radiators upstairs.

GROUND FLOOR

The property is accessed via a storm porch to the front which opens into the entrance hall with a staircase leading up to the first floor landing. From here, there are doors to the cloakroom, kitchen/dining room and sitting room. The kitchen is fitted with a range of base and wall units, a pantry cupboard and a front facing window enjoying views over the garden and countryside beyond. The sitting room is of good size and features a window and a glazed patio door opening out to the rear garden.

FIRST FLOOR

The first floor landing leads to the 3 bedrooms and shower room. The principal bedroom further enjoys fine, far reaching views across the surrounding countryside.



what3words: ///winner.overdone.spend

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

1 Robinia Cottages is set back from Mill Lane behind a lawned and gravelled front garden bounded by a low post and rail fence with a paved walkway to the front entrance porch. A gravelled driveway to the side, shared with the 4 other houses on this small development, leads to the rear of the property where there is a driveway providing parking for 2 vehicles and the brick built garage.

The west facing rear garden has been attractively landscaped and comprises a paved terrace with a neat lawn beyond, tall fenced boundaries, outside tap and lighting.

SERVICES AND EPC RATING

Mains electricity, mains water and mains drainage. Air source underfloor heating to the ground floor and radiators upstairs. EPC Rating Band B.

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

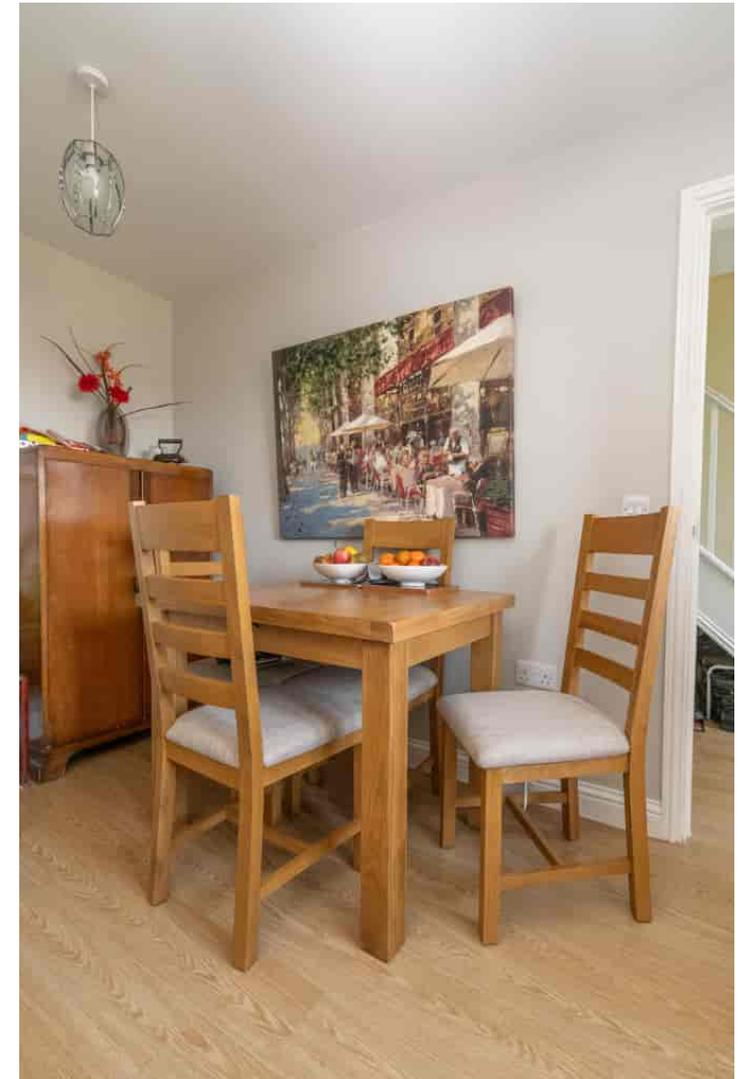
TENURE

This property is for sale Freehold.

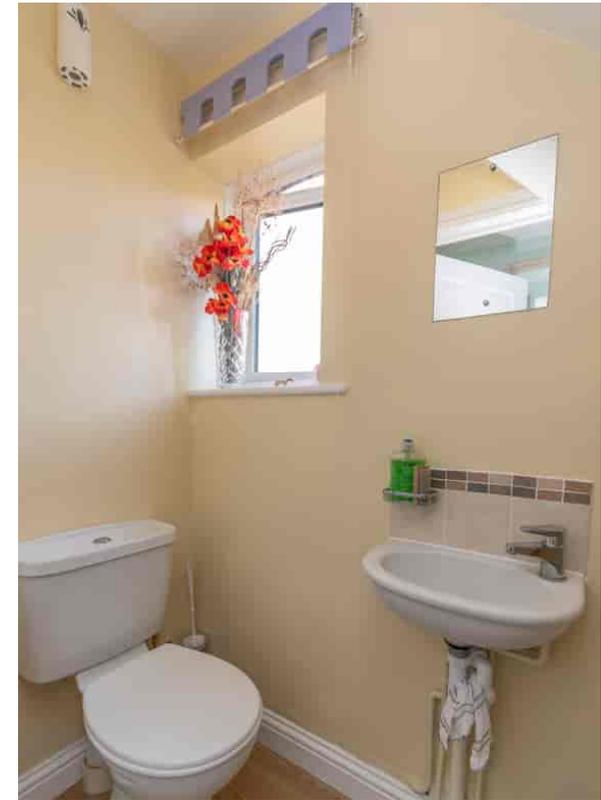
1 Robinia Cottages

Mill Lane, Syderstone, Norfolk, PE31

8RX







SITUATION

Syderstone is a traditional Norfolk village, surrounded by undulating well-wooded countryside. It also has the benefit of Syderstone Common, 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.

Syderstone has some fine cottages and houses built in the local brick and flint, a parish church, a thriving village hall and a well-equipped children's playing field.

The village is conveniently located a couple of miles north west of Fakenham with the north Norfolk coast, an Area of Outstanding Natural Beauty, some 20 minutes' drive away and the nearest mainline station to London located in King's Lynn, approximately 20 miles to the west.



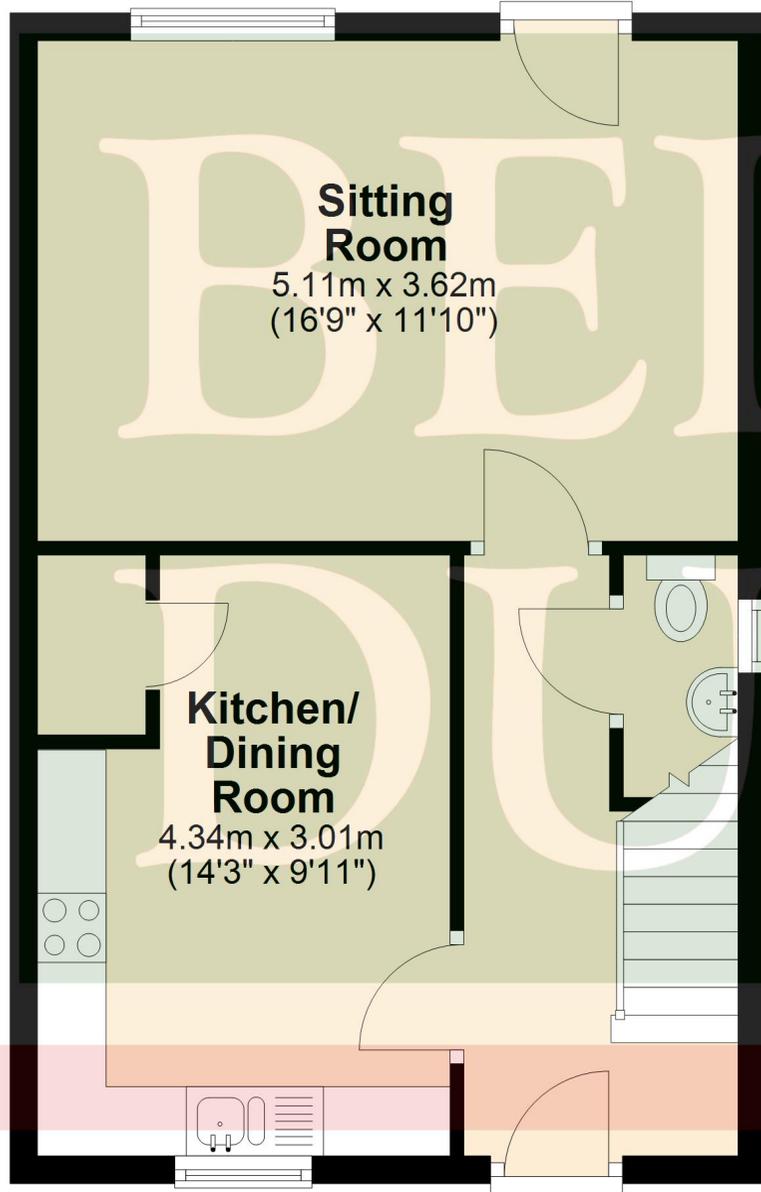


I LOVE YOU
AND I'LL BE WITH YOU
WHEN I AM WITH YOU



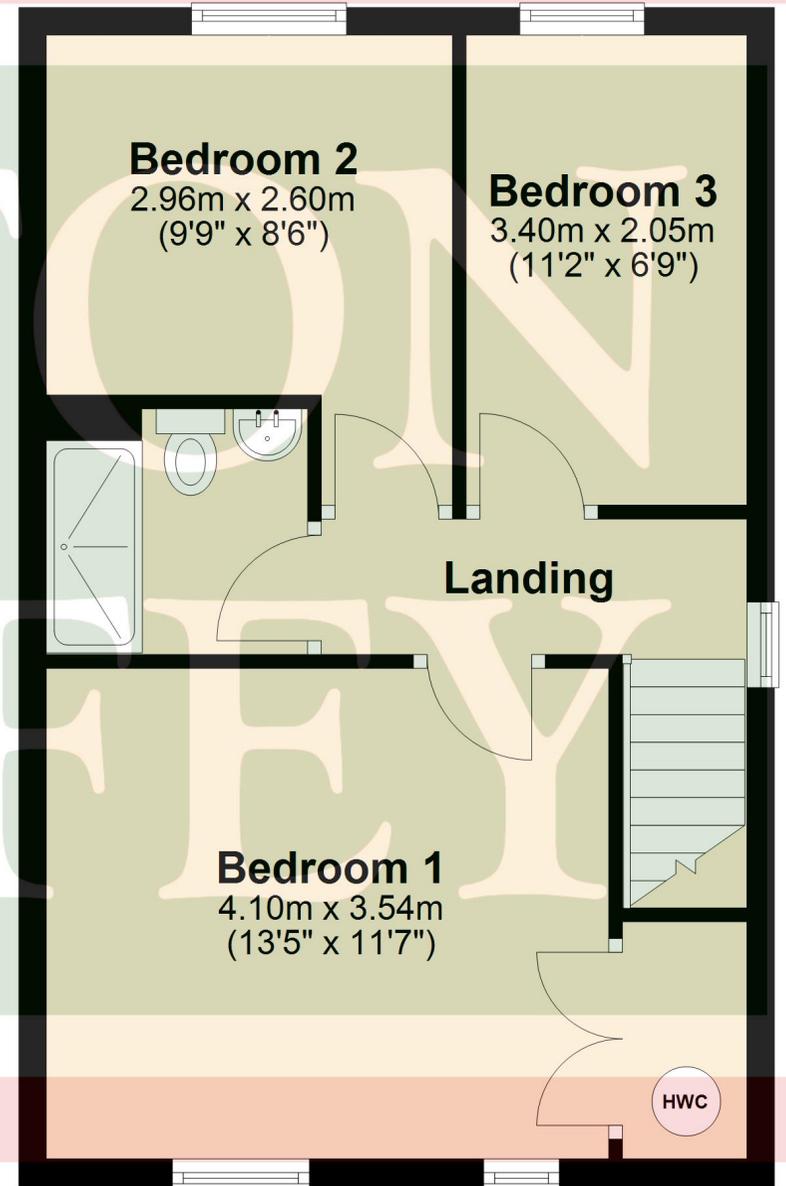
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 82.6 sq. metres (889.5 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com