



**4 Heath Rise, Syderstone**  
**Guide Price £230,000**

**BELTON DUFFEY**





## 4 HEATH RISE, SYDERSTONE, NORFOLK, PE31 8TN

A 2 bedroom semi-detached bungalow with driveway parking, attractive gardens and a garden studio on a cul-de-sac backing onto countryside. No chain.

### DESCRIPTION

4 Heath Rise is a brick and flint built semi-detached bungalow situated on a cul-de-sac in the popular rural village of Syderstone. There is accommodation briefly comprising a side porch, kitchen, sitting/dining room and a hallway leading to 2 bedrooms and a bathroom.

The property also has the benefit of UPVC double glazed windows and doors and night storage heating.

Outside, a gravelled driveway provides parking for 2 cars with a small front garden and an attractive west facing garden to the rear with fine far reaching views over neighbouring playing fields and countryside beyond. There is also a timber garden studio building with WC which would make an ideal home office or workshop.

4 Heath Rise 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, 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.

### SIDE PORCH

2.13m x 0.84m (7' 0" x 2' 9") at widest points. A partly glazed door leads from the side of the property into the porch of glazed UPVC construction. Polycarbonate roof, tiled floor space for coat hooks and shoe storage etc. Glazed timber door leading into:

### KITCHEN

2.99m x 2.34m (9' 10" x 7' 8") A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine, cooker, fridge and freezer. Night storage heater, window overlooking the rear garden and a door leading into:

### SITTING/DINING ROOM

5.70m x 3.03m (18' 8" x 9' 11") Marble open fireplace with a carved surround, night storage heater, room for a dining table and chairs and sofas etc. Window overlooking the rear garden and a door leading into:







## **HALLWAY**

L-shaped hallway with doors to the 2 bedrooms and bathroom. Shelved airing cupboard housing the hot water cylinder, night storage heater, loft hatch and laminate flooring. Partly glazed UPVC door with a glazed panel to the side leading outside to the driveway to the side of the property.

## **BEDROOM 1**

3.82m x 3.03m (12' 6" x 9' 11") Night storage heater and a window to the front of the property

## **BEDROOM 2**

2.88m x 2.34m (9' 5" x 7' 8") Built-in pine triple wardrobe cupboard, night storage heater and a window to the front of the property.

## **BATHROOM**

2.31m x 1.77m (7' 7" x 5' 10") A white suite comprising a panelled bath with a chrome mixer shower over and shower curtain, pedestal wash basin and WC. Tiled splashbacks, electric wall heater and a window to the side with obscured glass.

## **OUTSIDE**

4 Heath Rise is set back from the cul-de-sac behind a gravelled front garden providing parking with perimeter borders planted with low shrubs and lavender. The gravelled driveway continues to the side of the property and leads to the side porch and door to the entrance hall.

The rear garden is west facing and has fine far reaching views over the neighbouring playing fields and countryside beyond. The garden comprises an extensive paved terrace with a lawn beyond and a walkway leading to the timber garden studio building. Fenced and hedged boundaries, well stocked plant borders, outside tap and lighting.

## **TIMBER GARDEN STUDIO BUILDING**

3.03m x 2.12m (9' 11" x 6' 11") at widest points. Timber studio ideal as a home office or workshop. Comprising:

### **MAIN ROOM**

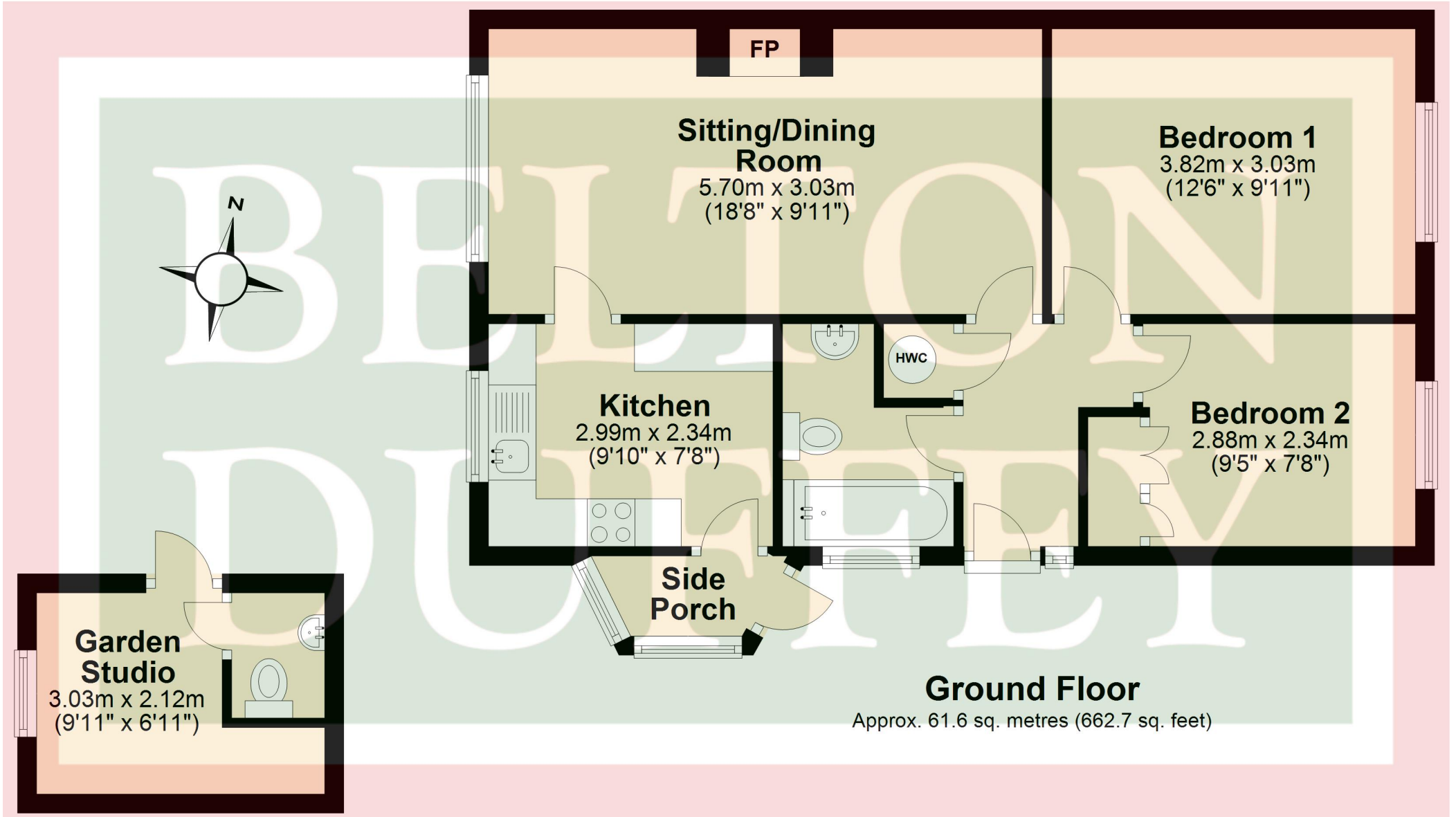
Power and light, electric radiator, fitted shelving, window to the rear and a door leading into:

### **WC**

Wash basin, WC and an obscured glass window providing borrowed light.

## **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 4 a little further up on the right.



Total area: approx. 61.6 sq. metres (662.7 sq. feet)



## **OTHER INFORMATION**

Mains electricity, mains water and mains drainage. Electric night storage 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 B.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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