



9 The Street, Syderstone
Guide Price £350,000

BELTON DUFFEY



9 THE STREET, SYDERSTONE, NORFOLK, PE31 8SD

A superb semi detached period cottage with well proportioned accommodation and good sized attractive gardens, situated in the heart of the village. No chain.

DESCRIPTION

9 The Street is a superb semi detached period cottage situated in the heart of the popular and conveniently located village of Syderstone. The property has well proportioned characterful living accommodation comprising an entrance hall with a domed ceiling, cloakroom, versatile kitchen/dining room, garden room with a fully glazed wall and French doors overlooking a courtyard garden, and a vaulted sitting room. Upstairs, the galleried landing leads to 2 bedrooms and a bathroom.

Many period features remain including a fireplace in the sitting room with the original washing copper to the side, bedroom fireplace, latch doors, exposed floorboards and terracotta floor tiles. Further benefits include oil-fired central heating with traditional column radiators and majority UPVC double glazing.

Outside there is a paved courtyard garden and a large south facing garden beyond which has been attractively landscaped.

9 The Street 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.

ENTRANCE HALL

3.01m x 2.29m (9' 11" x 7' 6")

An impressive castleated entrance hall leads from the side of the property with full width timber bi-fold doors and arched transom window above opening into the spacious entrance hall. Terracotta floor tiles with feature tiled inserts, column radiator and a lovely domed ceiling. Wide archway to the garden room and a door leading into:



INNER HALL

1.26m x 1.03m (4' 2" x 3' 5")

Quarry tiled floor, staircase leading up to the first floor landing and doors to the kitchen/dining room and cloakroom.

CLOAKROOM

1.27m x 1.12m (4' 2" x 3' 8")

Wall mounted wash basin, WC, quarry tiled floor, radiator and a window to the entrance hall.

KITCHEN/DINING ROOM

5.76m x 4.55m (18' 11" x 14' 11") at widest points.

A versatile kitchen/dining room with double aspect windows to the front and rear and exposed pine floorboards. Comprising:

KITCHEN AREA

A range of bespoke pine base and wall units with hardwood worktops incorporating a butler sink and drainer, tiled splashback.

Cooker space, plate rack, built-in storage cupboards, including 1 housing the oil-fired boiler. Open plan to:

DINING/LIVING AREA

Ample room for a large dining table and chairs, sofa etc, original tiled fireplace with a pine surround, column radiator and a supplementary night storage heater. Understairs storage cupboard and a door leading into:

PANTRY

1.28m x 1.25m (4' 2" x 4' 1")

Shelved walk-in pantry with space for a fridge freezer, window to the front of the property.

GARDEN ROOM

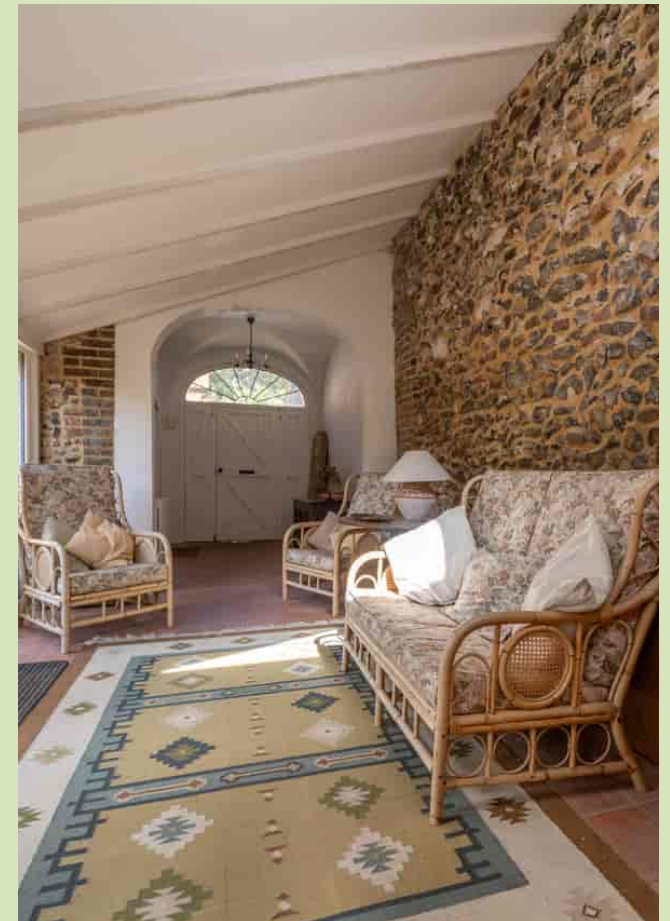
3.99m x 2.80m (13' 1" x 9' 2")

A bright and airy garden room with a full wall of glazed panels overlooking and French doors leading outside to the courtyard garden. Half vaulted ceiling with exposed brick and flint walls, terracota floor tiles and a door leading into:

SITTING ROOM

6.79m x 3.66m (22' 3" x 12' 0")

Full height vaulted ceiling with exposed roof beams and 2 rooflight windows, double aspect windows and glazed doors to the courtyard and rear garden. Fireplace housing a wood burning stove on a pamment tiled hearth with the original washing copper to the side, column radiator with a supplementary night storage heater.



FIRST FLOOR LANDING

4.02m x 1.68m (13' 2" x 5' 6") at widest points.

Galleried landing with a window to the side, shelved airing cupboard housing the hot water cylinder, loft hatch, doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.75m x 3.07m (12' 4" x 10' 1")

Original cast iron fireplace, column radiator and a window to the front.

BEDROOM 2

3.64m x 2.45m (11' 11" x 8' 0")

Fitted storage cupboard, exposed floorboards and a window to the rear.

BATHROOM

1.87m x 1.68m (6' 2" x 5' 6") at widest points.

Panelled bath, pedestal wash basin, tiled splashbacks, chrome towel rail incorporating a column radiator, exposed floorboards and a window to the rear with obscured glass.

OUTSIDE

Number 9 is set back off The Street behind a hedged plant boundary with paving to the side with space for refuse bin storage etc and access to the front door to the entrance hall.

The cottage's main reception rooms wrap around a paved courtyard garden with plant beds and screened oil storage tank and a walkway to the main garden. The garden is south facing and has been attractively landscaped, divided into distinct sections. Gravelled terrace immediately behind the property with a brick outside store and a gravelled walkway leading through a pergola with deep plant beds to both sides. There are lawned areas beyond interspersed with mature trees, well stocked perimeter borders, trellis planted with climbers and another brick built outside store. Partly walled and fenced boundaries.

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 almost to the end of the village where you will see the property on the right-hand side, just before the church on the left.



OTHER INFORMATION

Mains electricity, mains water and mains drainage. Oil-fired central heating to radiators. EPC Rating Band F.

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

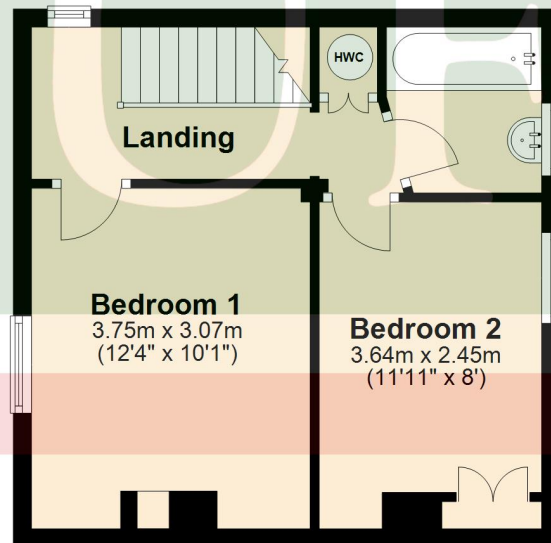
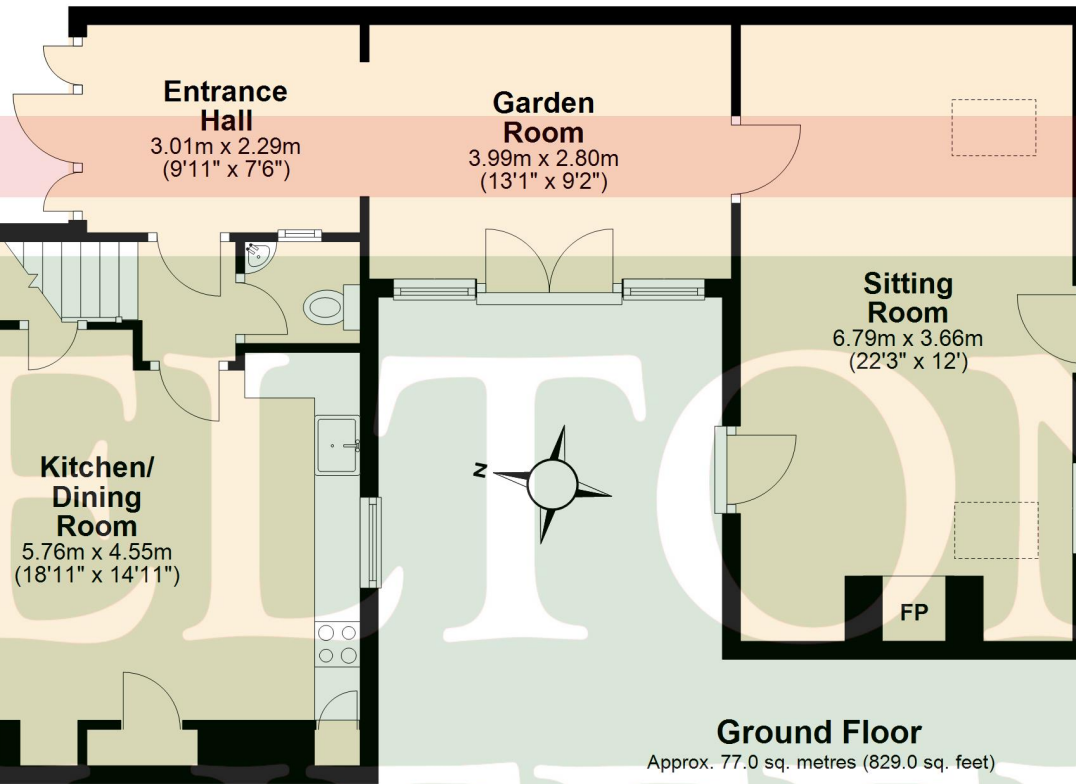
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 108.2 sq. metres (1164.2 sq. feet)



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