

SOWERBYS

Norfolk Property Specialists



Loxwood

2 Tattersett Road, Syderstone, Norfolk, PE31 8SA

£320,000



Plot 1 Rear Elevation (1:100)

Plot 2 Rear Elevation (1:100)

Side Elevations (1:100)

Side Elevations (1:100)

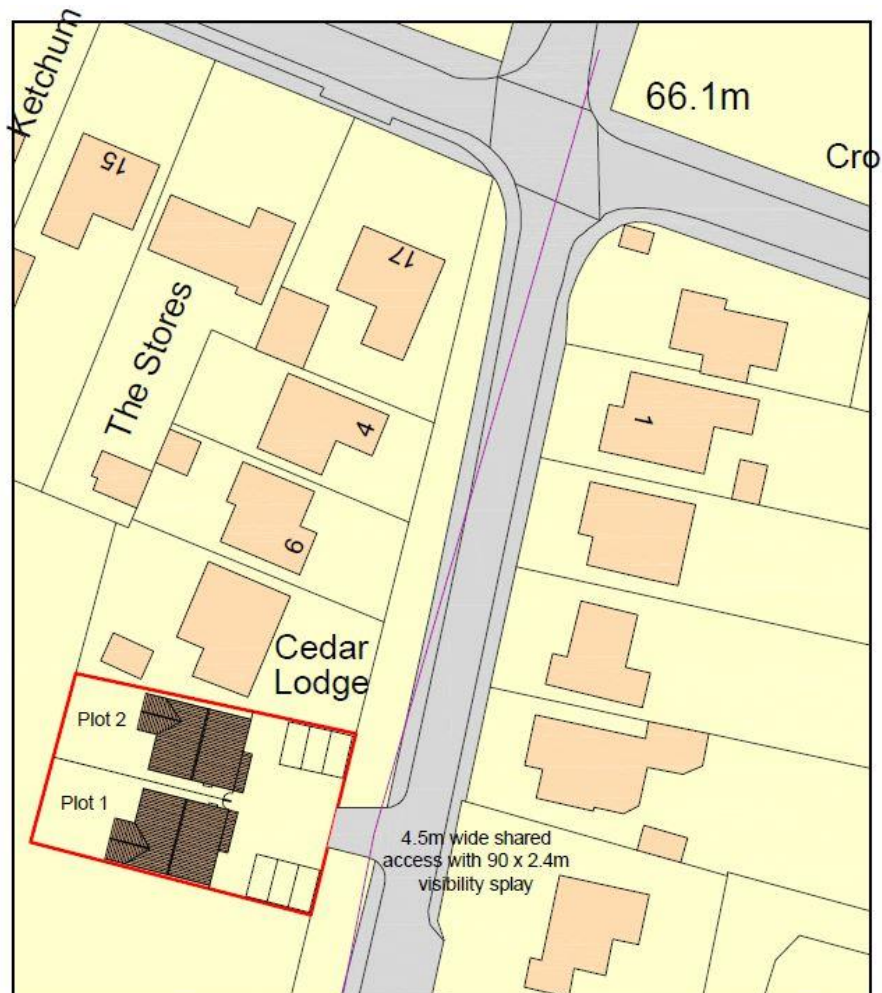
Viewing by appointment with our

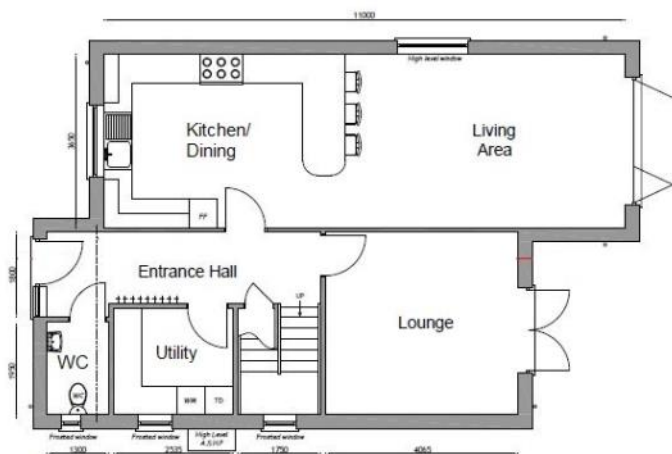
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com

LOXWOOD

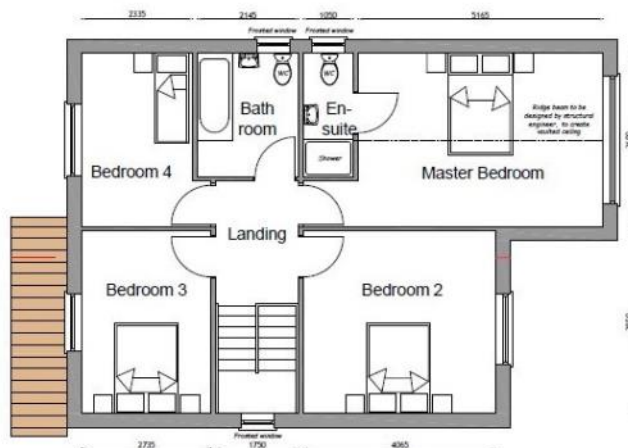
A great opportunity to purchase a plot with planning permission for two properties already granted. The planning permission in place is for two detached four bedroom houses with open plan living downstairs and bi-fold doors opening out to the rear garden. Upstairs will be four bedrooms with en-suite to the principal bedroom and a family bathroom. There are fabulous views over fields and farmland, and off-street parking for three vehicles to the front.

Full planning details can be found on the planning portal: <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOYB6MIVM4E00>

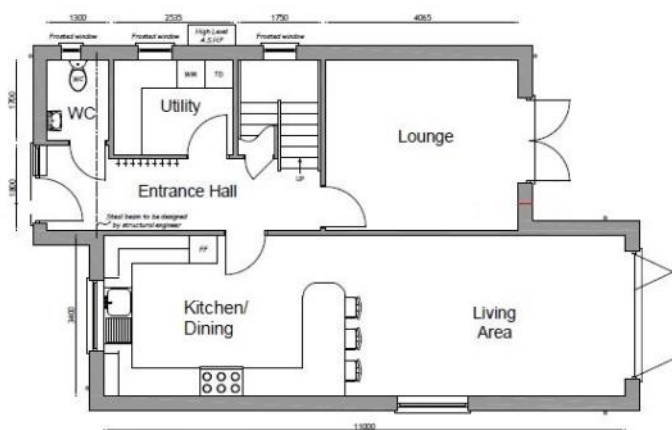




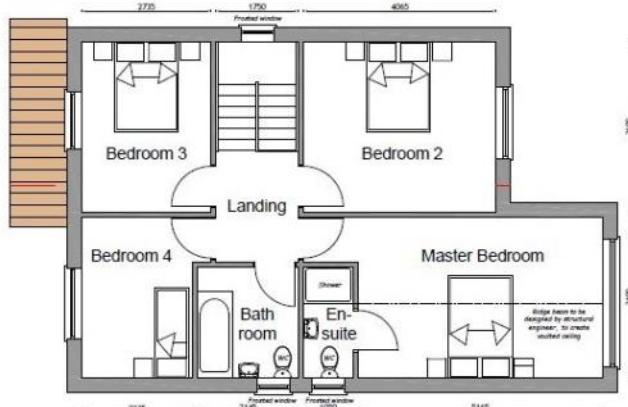
Plot 1 - Ground Floor Plan (1:50)



Plot 1 - First Floor Plan (1:50)



Plot 2 - Ground Floor Plan (1:50)



Plot 2 - First Floor Plan (1:50)

KEY FEATURES

- Plot with Planning Permission Granted for Two Properties
- Two Four Bedroom Detached Houses
- Wonderful Field Views Beyond
- Open Plan Kitchen Living Room with Bi-Fold Doors to the Garden
- Separate, Spacious Lounge with French Doors to the Garden
- Principal En-Suite and Family Bathroom
- Utility Room and Downstairs WC
- Off-Street Parking Space for Three Vehicles
- Air Source Heating
- Excellent Location, Convenient for Amenities and the North Norfolk Coast

SYDERSTONE

Syderstone is about nine miles from the North Norfolk Coast and is well known for its nature reserve and country walks. The village has a pub -The Lynn Arms and a village hall. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away. There is also St Mary's - a 900 year old round-towered church. Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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