



THE STORY OF

17 The Broadlands

Syderstone, Norfolk

SOWERBYS



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Syderstone, Norfolk
PE31 8ST

Detached Family Home

Four Bedrooms

Two Bathrooms

Sitting Room with Log-Burner

West-Facing Conservatory

Separate Garage

Study/Dining Room

Central Village Location

SOWERBYS BURNHAM MARKET OFFICE

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Number Seventeen is a delightful, detached family home with a wonderful balance of living space and accommodation.

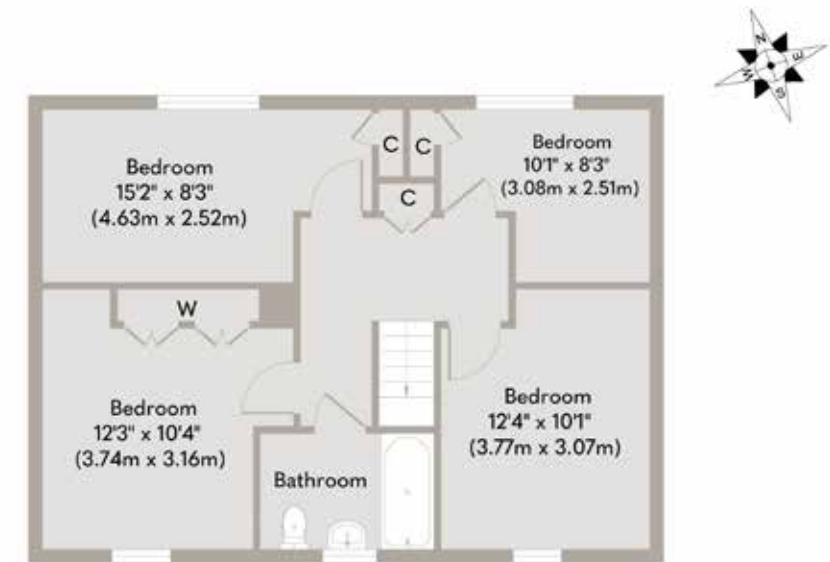
Set back in an elevated position, this double fronted house is sensibly arranged on the ground floor. All the principal rooms lead off the central hall with a large sitting room on one side having a log burner for cosy nights in, as well as a west-facing conservatory for enjoying the afternoon and evening sun that floods through this room. The conservatory also provides a perfect space for a dining table. At the rear is the kitchen/ breakfast room with views over the garden and space for a table for relaxed kitchen suppers or a coffee and catchup with friends. There is also a large utility room with a door out to the garden at one end and a shower room at the other, so perfectly arranged for sluicing down muddy or sandy little ones after a winter's walk or a day on the beach. At the front of the house there is also a large study for those who need a space to work from home, although it could also be used as a snug or dining room should you wish.

Upstairs there are three good double bedrooms and one single, and they all share the family bathroom.

The front garden has a small palm tree illustrating just how much sunlight this house enjoys, whilst the back garden is completely enclosed and very private and there is a side gate out to the access path that leads to the garage located to the back of the house.

The time has come for someone new to take ownership of 17 The Broadlands, and for it to become a beloved family home once again.





First Floor
Approximate Floor Area
605 sq. ft
(56.20 sq. m)



Ground Floor
Approximate Floor Area
785 sq. ft
(72.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Syderstone

COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from Sowerbys



“The conservatory is the perfect space for a dining table and is flooded with sunlight through the afternoon and evening...”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0450-2897-6917-9391-3855

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///curly.thatched.highbrow

AGENT'S NOTE

Some internal photos have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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