



THE STORY OF
3 Rectory Gardens

Syderstone, Norfolk

SOWERBYS



THE STORY OF

3 Rectory Gardens

Syderstone, King's Lynn
PE31 8SD

Chain Free

Ample Off-Street Parking and Garage

Beautiful South Facing Garden

Potential to Modernise

Generously Proportioned Home

Four Bedrooms

Easy Coastal Links

Charming North Norfolk Village

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Located within the charming village of Syderstone in the heart of North Norfolk, this delightful four-bedroom home offers an exceptional opportunity to embrace village life in a beautifully cared-for setting.

Outside, the home continues to impress. There is ample off-street parking, complemented by a garage, providing practicality and convenience. To the rear, a beautiful south-facing garden enjoys sunlight throughout the day - a peaceful and private haven perfect for summer gatherings, gardening enthusiasts, or simply relaxing.

Having been a much-loved home for the past 35 years, the property has been impeccably maintained and is presented in immaculate condition throughout. It now stands ready for its next chapter, offering new owners a superb foundation to update and modernise to suit their own tastes, while enjoying comfortable living from day one.

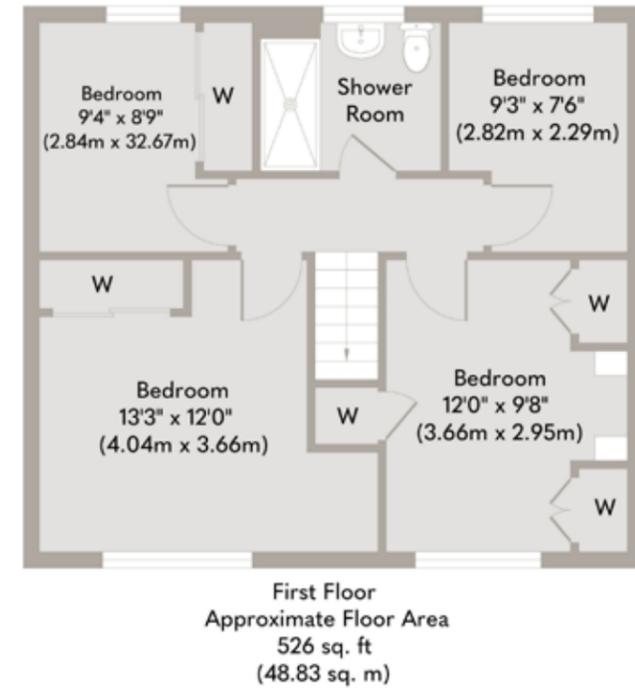
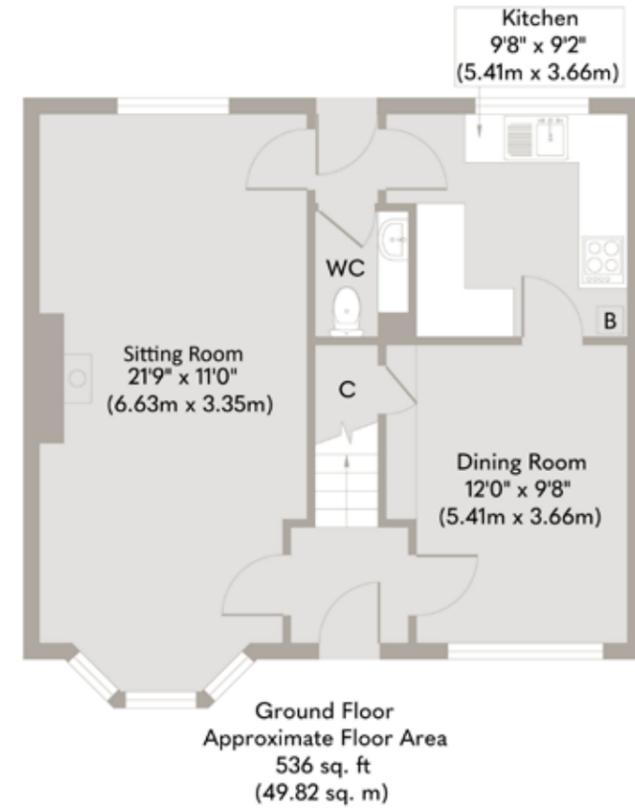
The accommodation is generously proportioned, creating a welcoming atmosphere ideal for both family life and entertaining. Each of the four bedrooms offers comfortable space and flexibility, whether for growing families, visiting guests, or a home office.

Syderstone is a well-situated North Norfolk village, known for its strong sense of community and easy access to the stunning coastline, countryside walks, and charming market towns nearby. This is a rare opportunity to acquire a well-cared-for home in a prime village setting, offering both immediate comfort and exciting potential for the future.



A welcoming atmosphere ideal for both family life and entertaining.





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 the Sowerbys



“Known for its strong sense of community and easy access to the stunning coastline and countryside walks.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///wool.rated.blown

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SOWERBYS

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