



THE STORY OF  
**Ketchum**

*Syderstone, Norfolk*

**SOWERBYS**



THE STORY OF

# Ketchum

14 Ashside, Syderstone Norfolk  
PE31 8RZ

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Stylish Detached Home

Four Bedrooms

En-Suite to Principal Bedroom

Open Plan Kitchen/Dining Room

Reception Room with Contemporary Log Burner

Far Reaching Countryside Views

South Facing Garden

Separate Garage and Off Street Parking

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With wonderful countryside views to the front and rear, Ketchum boasts an extremely appealing exterior aesthetic.

Upon entering, what immediately strikes you is the welcoming sense of space and light. The wide entrance hall draws you through to the kitchen/dining room at the rear of the house. Full-width bi-folding doors flood the room with natural light, creating a free-flowing living space ideal for warm sunny days or balmy summer nights. There is also a separate sitting room with a vaulted ceiling, full-height glazing and a contemporary log burner in the corner - perfect for cosying up after a windswept winter walk along Brancaster Beach.

Upstairs, there are four bedrooms, the principal bedroom featuring an en-suite shower room. The other three bedrooms share a family bathroom, and from upstairs, you can truly appreciate those magnificent far-reaching views.

Outside, to the rear side, there is a separate brick garage, while ample gravel parking for three cars and a boat is available at the front. The rear garden is patioed directly off the kitchen/dining room, with the garden facing south and offering a very private, enclosed space - ideal for both two-legged and four-legged little ones to enjoy the fresh Norfolk country air to the fullest.

Ketchum was designed and built by the incredibly well-regarded local developers, Grocott and Murfit. This company's name is synonymous with attention to detail and quality of finish, and this house is a perfect example of their craftsmanship.





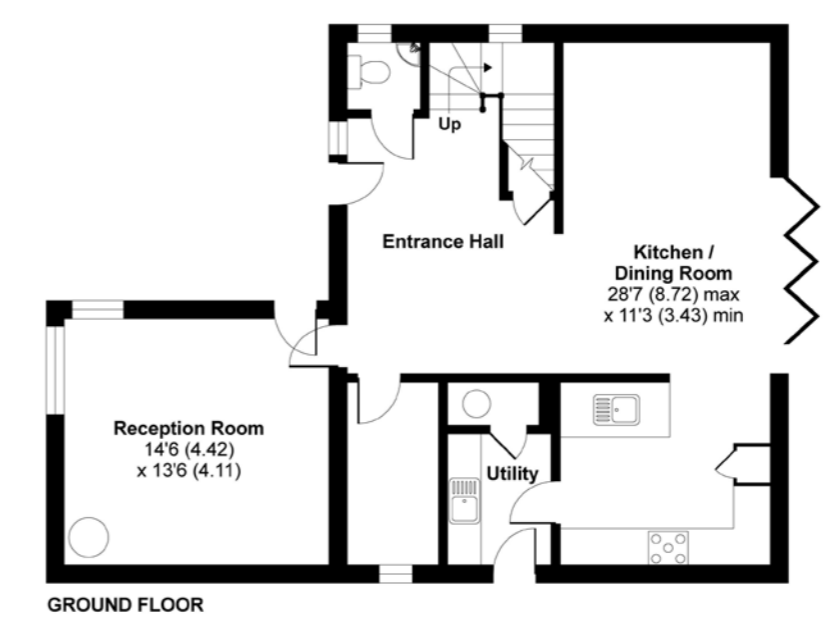
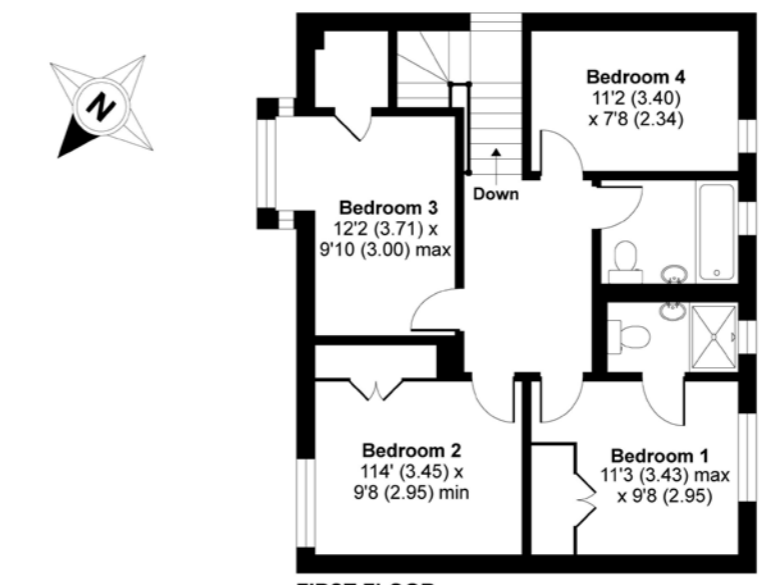
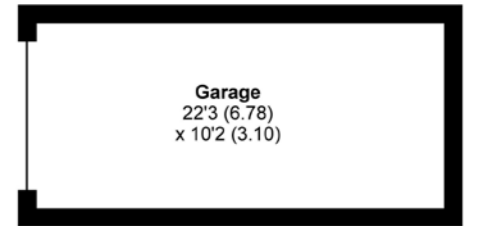
Breathtaking views from every angle - inside and out.





A home where light,  
space, and countryside  
views come together  
beautifully.





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.

Burnham Market and Fakenham both have a wide variety of shops and facilities, and are only a short drive away. The Crown Inn in East Rudham (four miles) and Sculthorpe Mill (five miles) both offer a warm welcome, good food and a relaxed atmosphere.

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



Far Reaching Countryside Views

“Private, peaceful, and perfectly positioned in Norfolk’s rural heart.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:-6900-1818-0722-5503-3763

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: ///drifters.mopped.slams

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# 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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