

# SOWERBYS

Norfolk Property Specialists



## Tamsin

Websters Yard, Syderstone, King's Lynn, PE31 8SJ

£349,000



Viewing by appointment with our  
Burnham Market Office 01328 730340 or [burnham@sowerbys.com](mailto:burnham@sowerbys.com)





## TAMSIN

Set well back in this delightful and private courtyard, Tamsin is a beautifully presented two double bedroom cottage with a wonderful south-facing garden.

The cottage has recently been extended on the ground floor to provide a very stylish and practical kitchen/dining room, which perfectly balances the reception room for living space. In addition there is a large downstairs shower room as well as a spacious and welcoming central entrance hall that links all three rooms together.

Upstairs it is currently arranged as a rather generous one bedroom suite with the main bedroom having an en-suite shower room and the second bedroom is being used as a dressing room, however there is ample space for a double bed.

To the front of the cottage is off road parking for one car, albeit there is ample space on the street for additional cars. To the rear of Tamsin and accessed via the full width french doors, the garden stretches back over 150 ft and is flanked on two sides by pen farmland, giving the whole property a sense of space and privacy. Just off the kitchen is a patio area and the remainder of the garden is mostly laid to lawn with a second patio area in the centre. There is also ample space for a vegetable garden and, should you wish, a chicken coop.

Tamsin has been a much-loved main home for several years and could continue to be so, alternatively it would make an ideal second home or holiday home.



## KEY FEATURES

- Beautifully Presented Cottage
- Two Double Bedrooms
- Recently Extended
- Stylish Kitchen/Dining Room
- Ground Floor and En-Suite Shower Rooms
- Off Street and On Street Parking
- Wonderful South-Facing Garden
- Ideal Second Home or Holiday Home



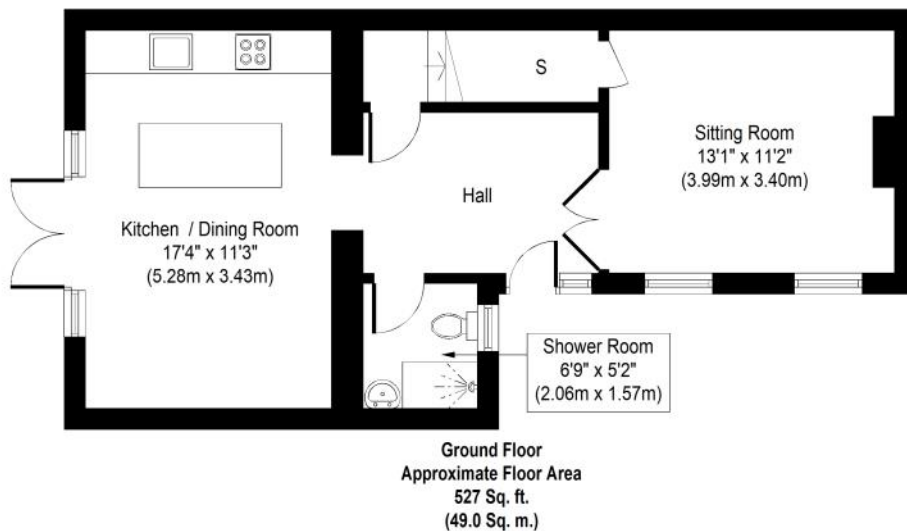
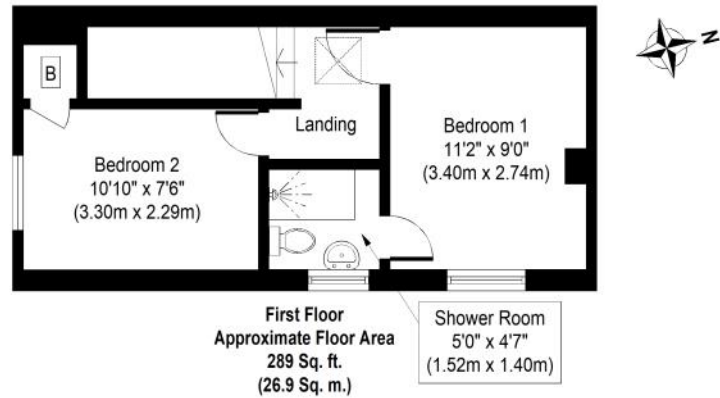












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

## LOCATION

Syderstone is about nine miles from the North Norfolk Coast and is well known for its nature reserve and country walks. 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. 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.

## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 2062-3910-7200-2309-8200

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.

Viewing by appointment with our Burnham Market Office:  
Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HD  
**01328 730340 • burnham@sowerbys.com**



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.

**Residential Sales • Lettings • Property Management • Land & New Homes**

**Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea**

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT  
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL