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THE STORY OF

13 Fulmodeston Road

Stibbard, Norfolk

SOWERBYS



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13 Fulmodeston Road

Stibbard, Norfolk
NR21 0LT

Attractive Double-Fronted Red Brick Exterior

Inglenook Fireplace

Three Bedrooms

Upstairs Family Bathroom

Snug and Conservatory

Peaceful Village Location

Off-Street Parking

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Located in the popular North Norfolk village of Stibbard, 13 Fulmodeston Road is a beautifully presented double-fronted red brick cottage offering the perfect blend of period charm and everyday comfort.

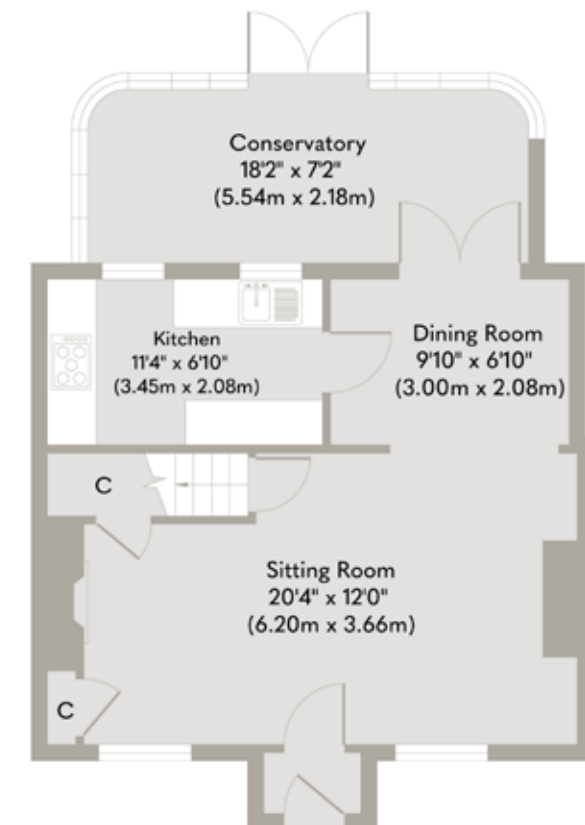
Step inside and you'll find warm, inviting interiors, including a cosy snug complete with a small inglenook fireplace - the perfect spot to unwind on cooler evenings.

The accommodation is well-proportioned and thoughtfully laid out, featuring a galley kitchen and an open-plan dining area ideal for relaxed family living or entertaining guests. Upstairs, three bedrooms and a well-equipped family bathroom provide comfortable family living, while to the rear, a well-positioned conservatory offers lovely views over the garden.

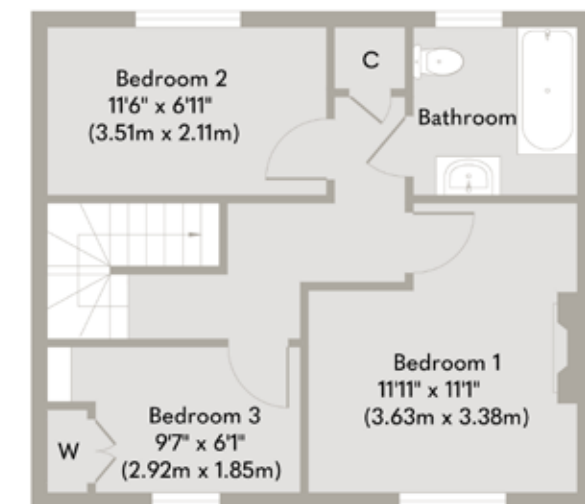
Outside, the enclosed west-facing garden provides the perfect afternoon sun trap for summer barbecues or simply enjoying the peace of village life. Off-street parking adds convenience, making this an ideal base whether you're looking for a permanent home, a country retreat, or a successful long-term let, as it currently serves.

With its pretty setting, character features, and practical comforts, 13 Fulmodeston Road presents a wonderful opportunity to enjoy the slower pace of rural living - just a short drive from the market towns of Fakenham and Holt, and within easy reach of the stunning North Norfolk coast.





Ground Floor
Approximate Floor Area
569 sq. ft
(52.82 sq. m)



First Floor
Approximate Floor Area
418 sq. ft
(38.87 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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Stibbard

A LOVELY VILLAGE WITH EASY
ACCESS TO USEFUL AMENITIES



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from the Vendor



“The property is quaint picturesque, peaceful and conveniently located to local shops.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-1734-8023-0400-0116-0292

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: ///silver.music.crossword

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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