



Fakenham Road, Great Ryburgh Fakenham NR21 7AQ

welcome to

Fakenham Road, Great Ryburgh Fakenham

A well presented and spacious character property with 4/5 bedrooms, three reception rooms, bespoke kitchen, three bathrooms, detached double garage and ample off road parking. There is a generous, well established garden which offers a high degree of privacy. Viewing highly recommended



Entrance Hall

Wall Lights, Built in Cupboard. Stairs to the first floor, Tiled Step, uPVC windows to the front of the property and Composite Door to side of the property.

Cloakroom

Suite comprising of WC, Wash Hand Basin, Shower Room, Tiled, Radiator and uPVC window to the rear of the property.

Lounge

14' 6" x 10' 6" (4.42m x 3.20m)
Wall Lights, Wood Burner with exposed brick and Tiled Half, Fitted Shelving, Tv Point, Oak Beam Features, Tiled Windowsills, Radiator and uPVC to the front of the property,

Garden Room

14' 9" x 10' 1" (4.50m x 3.07m)
Radiator, TV point, Wall Lights, exposed Wooden Flooring, Stairs to the first floor and Patio Doors to the rear of the property.

Kitchen/ Breakfast Room

Bespoke Fitted Kitchen, Glass Wall, Base and Wall Units with Curved Granite Worktops, Butler Sink, base Wicker Pull Out, Extractor, eye level Oven, Radiator, Washing Machine, exposed Wooden Flooring, Wall Lights, space for Dishwasher and Patio Windows and Doors to the rear of the property.

Landing

Wall Lights, Loft Access and uPVC to the front of the property.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)
Radiator and uPVC to the front of the property.

Bedroom Two

13' 3" x 10' 3" (4.04m x 3.12m)
Built in Wardrobes, Wall Lights, Radiator and uPVC to the rear of the property.

Bedroom Three

11' 5" x 10' 6" (3.48m x 3.20m)
Wall Lights, Radiator and uPVC to the front of the property.

Bedroom Four

10' 7" x 7' 7" (3.23m x 2.31m)
Wall Lights, Radiator and uPVC to the front of the property.

Bathroom One

Suite comprising of WC, Wash Basin, Shower over Bath, full length Vanity Unit, Extractor, Shave Socket, Velux Window to the rear.

Bedroom Five

8' 9" x 8' 1" (2.67m x 2.46m)
Radiator and uPVC to the front of the property, (restricted head height).

Bathroom Two

Suite comprising of WC, Wash Basin, Shower over Bath with Glass Screen, Vanity Unit, Fully Tiled, Extractor and Velux Window to the rear of the property.

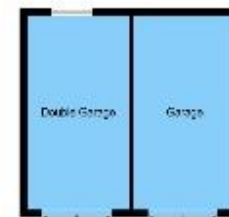
Outside

Steps up to the Lawn, Mature Shrubs and Trees, Vegetable Garden, Shingle Drive up to the Garage, Double Wooden Gates, Fully enclosed shingle Seating Area and Brick and Flint retaining Wall.



Ground Floor

First Floor



Outbuilding

The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverages and orientated are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or omission. All prices are given in pounds sterling.



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welcome to

Fakenham Road, Great Ryburgh Fakenham

- Detached Cottage
- Four / Five Bedrooms
- Bespoke Hand Built Kitchen
- Two Reception Rooms
- Double Garage, Off Road Parking & Generous Garden

Tenure: Freehold EPC Rating: Awaited

£475,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
FKM107528 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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