



**October Lodge Fakenham Road, Great Ryburgh  
Fakenham NR21 7AW**



**welcome to**

**October Lodge Fakenham Road, Great Ryburgh Fakenham**

A spacious detached family home with five double bedrooms, three reception rooms, three bathrooms, generous garden, garage, workshop and driveway. The property has been recently renovated to include a newly fitted kitchen, new windows and doors and been redecorated throughout.



### **Entrance Hall**

Two radiators, door and two windows to the front of the property.

### **Shower Room**

Mira fountain shower, WC, wash hand basin, shaver socket, boiler and radiator.

### **Lounge**

16' 9" x 14' ( 5.11m x 4.27m )

Fireplace with oak beams and parment tiles, radiator, TV point, patio doors to the rear and uPVC window to the front and rear of the property.

### **Dining Room**

13' 9" x 9' 9" ( 4.19m x 2.97m )

Built in pantry, TV point, radiator and uPVC window to the side and rear of the property.

### **Kitchen**

15' 8" x 14' 1" ( 4.78m x 4.29m )

Kitchen with wall and base units, double eye level oven, induction hob, extractor, integrated dish washer, sink with drainer and mixed tap, breakfast bar, two radiators and uPVC windows to the front and rear of the property.

### **Utility Room**

Butler sink, wash machine, radiator, door and two windows to the rear of the property.

### **Landing**

Radiator and uPVC window to the front of the property.

### **Bedroom One**

14' x 9' 6" ( 4.27m x 2.90m )

Fitted wardrobes, dressing room, radiator, exposed floor boards, airing cupboard and 3 windows to the rear and side of the property.

### **En Suite**

Suite comprising of shower cubicle, shaver socket, WC and wash hand basin.

### **Bedroom Two**

14' x 9' 9" ( 4.27m x 2.97m )

Radiator, TV point, wash hand basin, vanity and window to the rear of the property.

### **Bedroom Three**

11' x 6' 6" ( 3.35m x 1.98m )

Radiator and window to the rear of the property.

### **Second Landing**

Galleried landing and uPVC velux to the front of the property.

### **Office**

15' 4" x 6' ( 4.67m x 1.83m )

Storage in eaves and uPVC window to the front of the property.

### **Bedroom Four**

15' 9" x 12' 5" ( 4.80m x 3.78m )

Storage cupboard, sloping ceilings, radiator and uPVC window to the rear of the property.

### **Bedroom Five**

17' 1" x 11' 9" ( 5.21m x 3.58m )

Radiator and window to the side of the property.

### **Study**

13' 9" x 10' ( 4.19m x 3.05m )

Radiator and uPVC window to the front and rear of the property.

### **Bathroom**

Suite comprising of bath with shower over, WC, wash hand basin, vanity, heated towel rail, tiled walls and window to the rear of the property.

### **Garage**

16' 4" x 9' 10" ( 4.98m x 3.00m )

Up and over door, power, lighting, personnel door, inspection pit, door to

### **Workshop**

16' 4" x 5' 7" ( 4.98m x 1.70m )

With door and window to the garden, power and light sources.

### **Outside**

The property is approached by a shingle driveway which provides ample off road parking and leads to the garage and attached workshop. There is a pedestrian door to the garden which wraps the property and offers a high degree of privacy. The garden is enclosed and mainly laid to lawn with patio seating area, mature shrubs and flowers and a garden shed.



**view this property online** [williamhbrown.co.uk/Property/FKM107638](http://williamhbrown.co.uk/Property/FKM107638)



welcome to

## October Lodge Fakenham Road, Great Ryburgh Fakenham

- Accommodation extending to over 2300 SQFT
- Detached family home with 5 bedrooms!!
- Recently refurbished
- Spacious plot
- Garage, work shop & driveway

Tenure: Freehold EPC Rating: D

# £525,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations 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 mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM107638](http://williamhbrown.co.uk/Property/FKM107638)



Property Ref:  
FKM107638 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**williamhbrown.co.uk**