



**Church View Stibbard Road, Fulmodestone FAKENHAM NR21
0LZ**

welcome to

Church View Stibbard Road, Fulmodestone FAKENHAM

A spacious and extended semi-detached family home with rolling countryside views, 3 double bedrooms, 2 bathrooms, 2 reception rooms, an enclosed and private garden, garage and off road parking! Viewing highly recommended!



Entrance Porch

Door to the front of the property.

Entrance Hall

Storage cupboard, tiled floor and radiator.

Cloakroom

WC, wash hand basin and window to the front of the property.

Lounge

18' 2" x 10' 6" (5.54m x 3.20m)

Gas fireplace, TV point, uPVC window to front and rear of the property.

Dining Room

12' 4" x 8' 3" (3.76m x 2.51m)

Tiled floor and radiator.

Kitchen

12' 4" x 13' (3.76m x 3.96m)

Kitchen with wall and base units, space for range cooker, washing machine and dishwasher, sink with drainer, island, tiled floor, tiled splashback, radiator, door to the side and uPVC window to the rear of the property.

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Fitted wardrobes, TV point, radiator, velux and uPVC window to the rear of the property.

Bedroom Two

12' 4" x 8' 4" (3.76m x 2.54m)

Fitted wardrobes, TV point, radiator and uPVC window to the rear of the property.

Bedroom Three

10' 4" x 6' 6" (3.15m x 1.98m)

TV point, radiator and velux window to the front of the property.

Bathroom

Suite comprising of bath with electric shower over, WC, wash hand basin, vanity, radiator and velux window to the front of the property.

Outside

The property is approached by a pathway to the front door with the front garden laid to shingle for ease of maintenance. The rear garden is fully enclosed with shrub borders, lawn, patio seating area and a side access gate. The parking for the property is directly in front of the garage.

Garage

Two wooden doors, pedestrian access & parking to the front



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.



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welcome to

Church View Stibbard Road, Fulmodestone FAKENHAM

- Extended family home
- Three double bedrooms
- Two reception rooms
- Private garden with field views
- Garage & off road parking

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107685 - 0005

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