



**Church View Fulmodeston Road,Stibbard Fakenham NR21 0LT**

**welcome to**

**Church View Fulmodeston Road, Stibbard Fakenham**

A beautifully presented brick and flint detached family home which is situated on a generous plot of 1/3 acre (STMS). The property has wonderful views of the church and countryside, spacious accommodation with two reception rooms, five bedrooms, two bathrooms, double garage and extensive driveway.



## Porch

Front door into the porch with a tiled floor, windows to the side and a door leading into:

## Hall

Staircase leading up to the first floor landing, radiator, Amtico floor and window to the porch.

## Kitchen

12' 6" x 9' 10" ( 3.81m x 3.00m )

Kitchen with beech base and wall units with laminate worktops, stainless steel sink with mixer tap, tiled splashbacks, space for cooker with an extractor hood over, integrated fridge, radiator, tiled floor, ceiling lights and window to the front of the property.

## Utility Room

7' 2" x 8' 7" ( 2.18m x 2.62m )

Wall unit, worktop with spaces and plumbing for a washing machine, dishwasher/or tumble dryer under, radiator, tiled floor, window and uPVC door leading to the rear garden.

## Dining Room

14' 9" x 9' 6" ( 4.50m x 2.90m )

Radiator and two double aspect windows to the rear of the property.

## Lounge

21' 8" x 11' 4" ( 6.60m x 3.45m )

Brick fireplace with wood burning stove, painted tiled hearth with an oak beam over, 2 radiators, window to the front and uPVC French doors leading outside to the rear garden.

## Shower Room

Suite comprising of shower, pedestal wash basin, WC, tiled floor and walls, heated towel rail, radiator, shaver point and window to the rear of the property.

## Landing

Radiator, loft hatch and dormer window to the front of the property.

## Bedroom One

18' 3" x 10' 8" ( 5.56m x 3.25m )

Radiator, built-in shelved airing cupboard housing the hot water cylinder and Velux window to the rear of the property.

## Bedroom Two

11' 8" x 11' 4" ( 3.56m x 3.45m )

Fitted wardrobe, dressing table, radiator and a dormer window to the rear of the property.

## Bedroom Three

11' 4" x 9' 6" ( 3.45m x 2.90m )

Fitted wardrobe, dressing table, radiator and a dormer window to the front of the property.

## Bedroom Four

9' 10" x 9' 4" ( 3.00m x 2.84m )

Radiator and dormer window to the front of the property.

## Bedroom Five

9' 6" x 8' 6" ( 2.90m x 2.59m )

Radiator and dormer window to the rear of the property.

## Bathroom

Suite comprising a panelled bath, shower cubicle, pedestal wash basin, WC, tiled floor and walls, radiator, shaver point and window to the rear of the property.

## Garage

20' 8" x 18' 4" ( 6.30m x 5.59m )

2 electric up and over doors to the front, power, water tap, oil-fired boiler, connecting door to the utility room and third electric door at the rear providing access to the rear garden.

## Outside

Church View is approached by a gravelled driveway providing parking for several vehicles and leading to the double garage. A pedestrian gate to the side leads to the rear garden, which is lawn with hedged and fenced boundaries. A paved walkway to the side leads to raised fruit and vegetable beds, potting shed and a summer house. A trellis archway leads to an attractive orchard garden to the rear with fruit trees, walkways, gravelled and paved terrace and a large timber shed/workshop. The gardens are a beautiful and around 0.36 acre (subject to survey).



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Church View Fulmodeston Road, Stibbard Fakenham

- DETACHED HOUSE
- FIVE BEDROOMS
- IMMACULATELY PRESENTED
- 1/3 ACRE (STMS)
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

# £625,000



Please note the marker reflects the postcode not the actual property

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