



**Pond Cottages Guist Bottom Road,Stibbard Fakenham NR21  
0AQ**



**welcome to**

**Pond Cottages Guist Bottom Road, Stibbard Fakenham**

A beautiful cottage that has been sympathetically renovated to a very high standard. This cottage wonderfully combines modern and open spaces with the homes charming character features throughout both double bedrooms, the kitchen, conservatory and the living room. Viewing essential.



### Entrance Porch

uPVC door and window to the front of the property.

### Cloakroom

WC, wash hand basin, boiler and extractor.

### Lounge

12' + recess x 12' ( 3.66m + recess x 3.66m )  
Wood burner, exposed brick tiled hearth, TV point and uPVC window to the front of the property.

### Kitchen

10' 10" x 8' ( 3.30m x 2.44m )  
Kitchen with wall and base units, integrated oven, electric hob, extractor and butler sink with drainer.

### Utility Room

Wall and base units, plumbing for washing machine and uPVC window to the side of the property.

### Conservatory

20' x 9' ( 6.10m x 2.74m )  
TV point, radiator and uPVC door to the side.

### Bedroom One

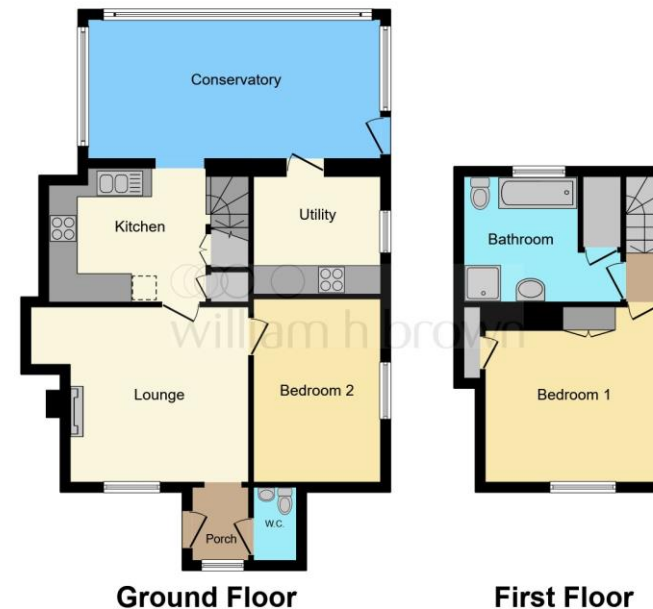
12' max x 12' ( 3.66m max x 3.66m )  
Built in wardrobes, TV point, radiator, loft access and uPVC window to the front of the property.

### Bedroom Two (ground floor)

8' 9" x 12' 7" ( 2.67m x 3.84m )  
uPVC window to the side of the property.

### Bathroom

Suite comprising of bath with shower over, separate shower, WC, wash hand basin, vanity, extractor, panelled walls, exposed brick and uPVC window to the rear of the property.



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)



**view this property online** [williamhbrown.co.uk/Property/FKM107869](http://williamhbrown.co.uk/Property/FKM107869)



welcome to

## Pond Cottages Guist Bottom Road, Stibbard Fakenham

- Recently renovated cottage
- Sought after village location
- Character features throughout
- Two double bedrooms
- Vendors have found

Tenure: Freehold EPC Rating: D

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM107869](https://www.williamhbrown.co.uk/Property/FKM107869)



Property Ref:  
FKM107869 - 0004

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**