

# Sylgray Highfield Close, Great Ryburgh Fakenham NR21 7AT



### welcome to

## Sylgray Highfield Close, Great Ryburgh Fakenham

A fantastic opportunity to put your own stamp on this detached bungalow perfectly situated within the popular village of Great Ryburgh. Boasting ample off road parking and private enclosed rear garden. \*\* VIEWING ESSENTIAL \*\*













#### **Entrance Hall**

Door to the front, loft acess, storage cupboard, airing cupboard and radiator.

#### Lounge

17' x 11' 10" ( $5.18m \times 3.61m$ ) Open fire with tiled hearth, radiator, patio doors leading into the rear garden and uPVC window to the side.

#### Kitchen

18' x 10' ( $5.49m \times 3.05m$ ) Kitchen with wall and base units, electric hob, extractor, eye level oven, stainless steel sink with drainer, uPVC window to the front and side.

#### **Utility Room**

Plumbing for washing machine and uPVC window to the rear.

#### **Bedroom One**

10' 11" x 8' 10" ( 3.33m x 2.69m ) Built in wardrobes, radiator and uPVC window to the rear.

#### **Bedroom Two**

10' 11" x 8' 11" ( 3.33m x 2.72m ) Radiator and uPVC window to the front.

#### Bathroom

Suite comprising of double shower, WC, wash hand basin, radiator and uPVC window to the rear.

#### Garage

18' x 9' 1" ( 5.49m x 2.77m ) Double doors to the front and boiler.

#### Outside

Large drive way providing ample off road parking along with a garage to the side.

The rear garden offers a high level of privacy boasting beautiful lawned areas, a patio seating area and vegetable plots along with a green house and shed.



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



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# Sylgray Highfield Close, Great Ryburgh Fakenham

- DETACHED BUNGALOW
- VILLAGE LOCATION
- LARGE DRIVEWAY
- POTENTIAL TO EXTEND
- **BLANK CANVAS**

Tenure: Freehold EPC Rating: Awaited

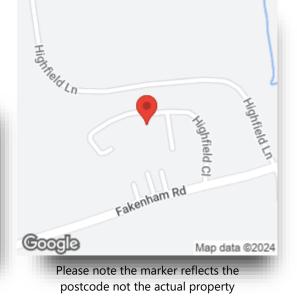
# £335,000





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Property Ref: FKM107892 - 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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