



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

welcome to

October Lodge Fakenham Road, Great Ryburgh Fakenham

A detached family home with 5 double bedrooms, three reception rooms, three bathrooms, generous garden, garage, workshop & driveway. The property has been recently renovated to include a newly fitted kitchen, new windows & 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.

Office

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

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

Second Landing

Galleried landing and uPVC velux 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.



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welcome to

October Lodge Fakenham Road, Great Ryburgh Fakenham

- DETACHED FAMILY HOME
- ACCOMODATION EXTENDING TO OVER 2300 SQFT
- SIZEABLE PLOT
- UTILITY ROOM
- SEPERATE DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£390,000



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

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Property Ref:
FKM108079 - 0014

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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