



**Stibbard Road, Fulmodestone NR21 0LX**



**welcome to**

**Stibbard Road, Fulmodestone**

A 2-bedroom mid terraced home which is located within the centre of Fulmodeston village, with views of the church to the front and rolling field views at the rear. The property consists of 2 bedrooms, 1 bathroom, lounge, conservatory, and modern kitchen. As well as a mature garden, garage & parking.



### Entrance Hall

Understairs cupboard, stairs to first floor, overnight storage heater, vinyl flooring, door to the front and double glazing window to the front.

### Lounge

14' 4" x 9' 7" ( 4.37m x 2.92m )

Overnight storage heater, double doors leading into conservatory and double glazed window to the front.

### Conservatory

8' 8" x 13' 8" ( 2.64m x 4.17m )

Double doors leading to rear garden.

### Kitchen

10' 1" x 8' 2" ( 3.07m x 2.49m )

Kitchen with wall and base units, electric hob with extractor over, tiled splash back, integrated Bosch oven, space for washing machine and fridge freezer, double glazed door and window to the rear.

### Landing

Airing cupboard with water tank, overnight storage heater and sky light window to the front.

### Bedroom One

9' 7" x 8' 6" ( 2.92m x 2.59m )

Wall mounted electric heater, carpet and sky light window to the rear.

### Bedroom Two

7' 10" x 8' 2" ( 2.39m x 2.49m )

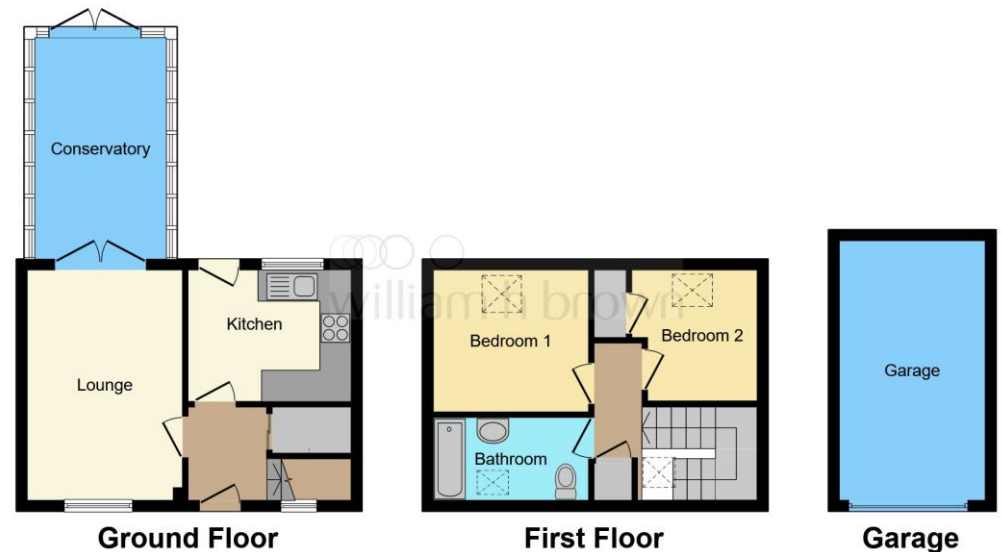
Fitted wardrobe, carpet and sky light window to the rear.

### Bathroom

Bath with shower over, fully tiled, wash hand basin, WC and sky light to the front.

### Rear Garden

Patio seating area, outside tap, mainly laid to lawn with mature plants and shrubs.



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/FKM108118](http://williamhbrown.co.uk/Property/FKM108118)



welcome to

## Stibbard Road, Fulmodestone

- 2 BEDROOM MID TERRACE
- HOWDENS KITCHEN
- LARGE CONSERVATORY
- GARAGE & PARKING
- FIELD & VILLAGE CHURCH VIEWS

Tenure: Freehold EPC Rating: Awaited

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM108118](http://williamhbrown.co.uk/Property/FKM108118)



Property Ref:  
FKM108118 - 0003

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**