



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

**welcome to**

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

A charming terraced cottage with accommodation comprising sitting room, kitchen, double bedroom & bathroom. Features include a butler sink in the kitchen, woodburner in the sitting room, off road parking & front and rear garden.

### **Entrance Door To;**

#### **Sitting Room**

12' 2" x 12' 2" + recess ( 3.71m x 3.71m + recess )

Double glazed window to front, fireplace housing woodburning stove, vertical radiator.

#### **Kitchen**

13' 7" incl stairs x 8' ( 4.14m incl stairs x 2.44m )

Butler sink, tiled floor, door to rear, wall mounted boiler, concealed washing machine, radiator, built in oven, hob and hood.

#### **Landing**

##### **Bedroom 1**

13' + recess x 12' 7" ( 3.96m + recess x 3.84m )

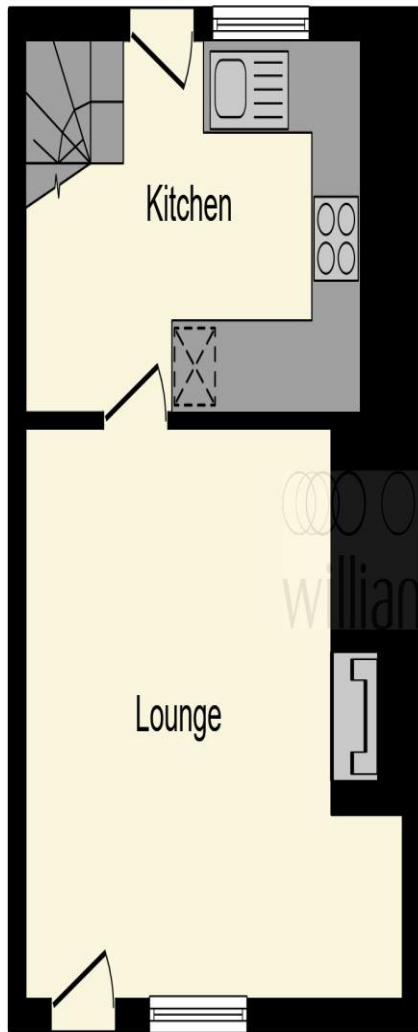
Double glazed window to front, radiator, loft hatch.

#### **Shower Room**

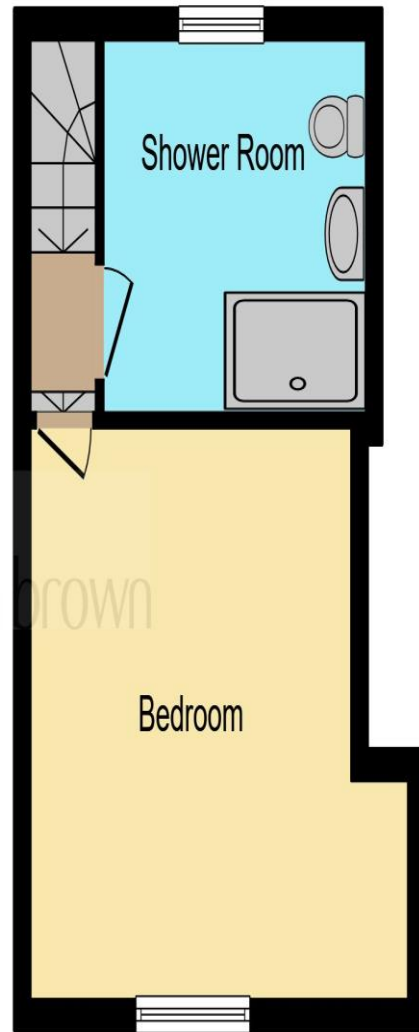
Cubicle, wc, pedestal wash basin, shaver point, ceiling beam, radiator, double glazed window to rear.

#### **Outside**

Off road parking, lawned front garden, shingled rear garden.



Ground Floor



First Floor

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)



welcome to

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

- Sitting room with stove
- Council Tax Band A
- Double bedroom
- Shower Room
- No onward chain

Tenure: Freehold EPC Rating: E

offers over

**£230,000**



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Property Ref:  
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