



EPC: D

Fieldside, The Street, SHARRINGTON NR24 2PJ.

HOLT 4 MILES. FAKENHAM 9½ MILES.
BLAKENEY SAILING HARBOUR 5 MILES

Offers sought in excess of
£625,000

Freehold

Individual, detached modern Family Residence with brick and flint faced elevations, oil fired central heating and double glazing throughout.

The spacious, well presented accommodation includes a 20ft Sitting room with wood burning stove, separate dining room, well fitted 4 year old kitchen/breakfast room, a 27ft Games Room, Study and 4 Bedrooms.

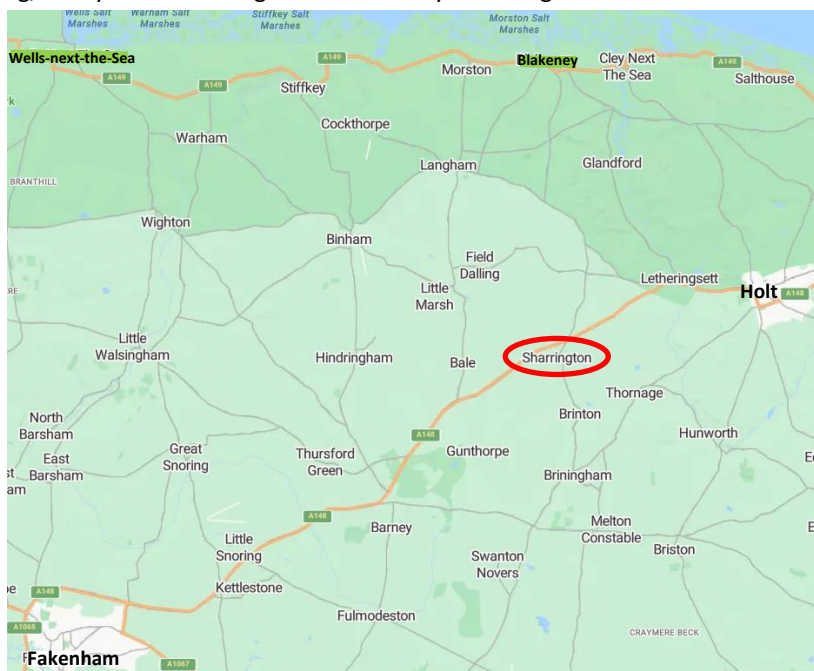
There is ample off street parking to the front, and a good sized, South-facing, mainly lawned garden to the rear, which backs directly onto farmland.

The property stands in a lovely rural position on the outskirts of the village, and is within easy walking distance of open Countryside.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Holt & Cromer Road. Proceed for 9 miles (past the Sharrington Strawberries shop), and turn right (just before the left hand turning signposted B.1156 Blakeney), onto Upper Hall Lane. Follow the road for about 375 yards and turn sharp left into The Street, as signed posted 'Village Hall'. The property is on the right.

Location: Sharrington is a picturesque Conservation village – famous for its local strawberries – and having an historic parish Church at one end, and a thriving village hall at the opposite end, set in lovely, gently rolling countryside in the heart of North Norfolk. The Georgian town of Holt is situated 4 miles away, has an attractive range of boutique shops, cafes and restaurants as well as Gresham's Public School. Fakenham Market Town is 9 miles distant and offers excellent shopping, educational, sporting & leisure facilities as well as National Hunt Racecourse. The North Norfolk Coast, noted for its sailing and bird watching, sandy beaches and golf is within easy motoring distance.



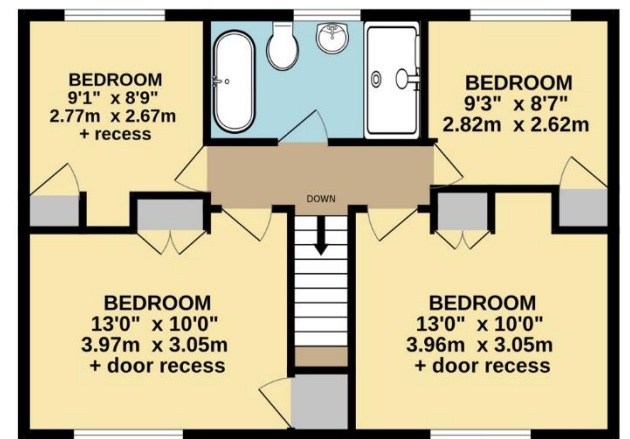
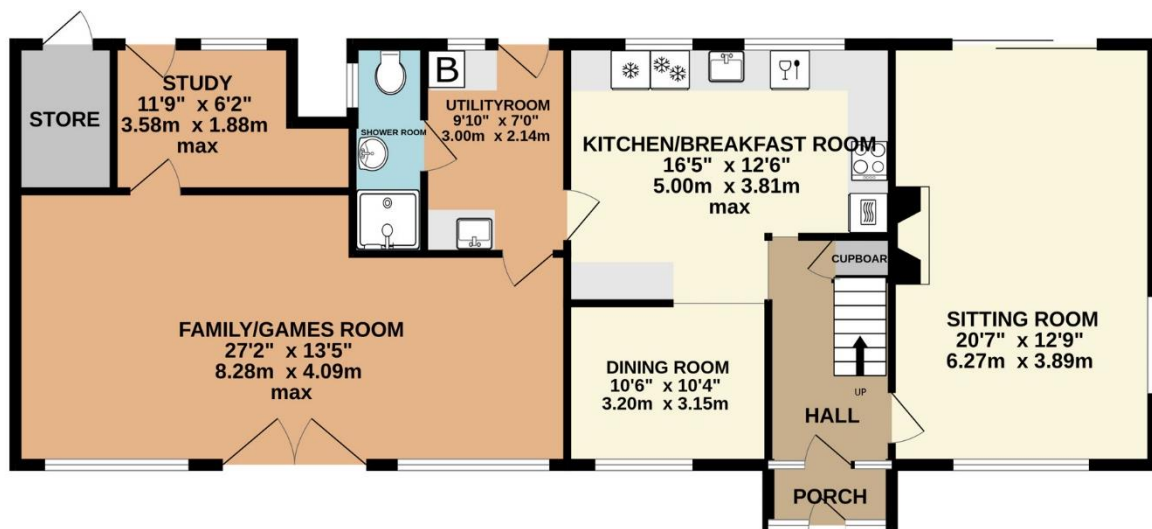
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Enclosed Entrance Porch: 6'0" x 3'0", (1.8m x 0.9m).

Entrance Hall: Telephone point.

Sitting room: 20'8" x 12'10", (6.3m x 3.9m). A triple aspect room with wood burning stove, and double, sliding patio doors to the South-facing rear garden.

Kitchen/Breakfast room: 16'5" x 12'6". (5.0m x 3.8m) max. Refurbished about 4 years ago, and beautifully fitted with a 'Belfast' sink with mixer tap, set in a long quartz work surface with drawers, cupboards, and integrated fridge, freezer, and dishwasher under. Built-in 4 ring ceramic hob with stainless steel extractor hood over, and 2 built-in ovens with cupboard over. Range of wall mounted cupboard units. Further fitted work top with cupboard and wine cooler under. Fitted shelves with wine rack over. Understairs cupboard. Tiled floor. Spotlights and wall fitted 'industrial style' lights.

Dining room: 10'0" x 7'9" (3.0m x 2.4m). Wood flooring. Telephone point.

Utility room: 9'10" x 7'0", (3.0m x 2.1m). Sink unit with mixer tap, set in fitted work top with cupboards under. Further fitted work top with cupboard and Grant oil fired central heating boiler under. Fitted wall cupboards. Tiled floor. Half double glazed door to outside. Half glazed door to Games Room.

Shower/Cloakroom: Fully tiled shower cubicle with glass screen. Hand basin with tiled splashback, mixer tap, and cupboard under. Low level WC. Extractor fan. Ceiling recessed spotlights. Tiled floor.

Ganes Room: 27'2" x 13'5", (8.3m x 4.1m), narrowing to 10'4" (3.2m). Wood effect floor. 2 pendant lights and ceiling recessed spotlights. 2 picture windows and twin double glazed doors to front. Folding ladder to high level storage area.

Study: 11'9" x 6'2", (3.6m x 1.9m) max. Ceiling recessed spotlights. Tiled floor. Double glazed door to rear garden.

First Floor:

Landing:

Master Bedroom: 13'0" x 10'0", (4.0m x 3.0m) + door recess. Built-in double and single wardrobe cupboards. Hatch to roof space. Farmland views.

Bedroom 2: 13'0" x 10'0", (4.0m x 3.0m) + door recess. Built-in double and single wardrobe cupboards. TV point. Farmland views.

Bedroom 3: 9'0" x 8'9", (2.7m x 2.7m) + recess. Built-in wardrobe cupboard. Views over garden and farmland.

Bedroom 4: 9'3" x 8'5", (2.8m x 2.6m). Built-in wardrobe cupboard. View over garden and farmland.

Bathroom: Bath with pedestal mixer tap/shower over and tiled surround. Fully tiled shower cubicle. Hand basin with cupboard under. Low level WC. Heated towel rail.

Outside: To the front of the property is **ample car parking space**, and a lawned garden with flint wall, shaded by a mature Monkey Puzzle tree. Immediately to the rear is an integral **Store**. Oil storage tank.

The rear garden is laid mainly to lawn with a paved patio area, small ornamental pond, shrubs, trees and a raised flower bed. The garden is a good sized and backs immediately onto open farmland, over-which there are far-reaching views.

Services: Mains water, electricity and a private drainage system are connected to the property.

District Authority: North Norfolk District Council. Tel: (01263) 513811. **Tax Band:** "E".

