



**9 Fakenham Road,
GREAT RYBURGH.
NR21 7AW.**

**Offers sought in the region of
£185,000
Freehold**

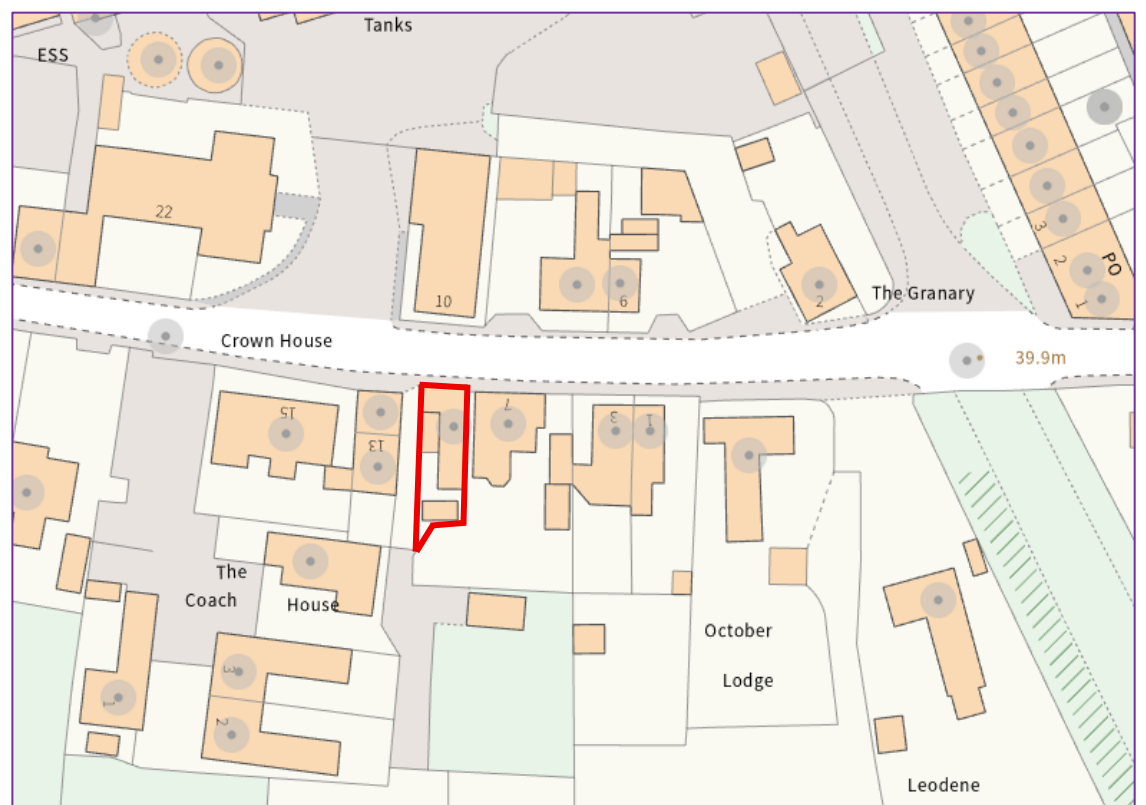
Link-detached Period Cottage with gas centrally heated and partly double glazed 3 bedroomed accommodation, South-facing Conservatory and patio garden, and useful Store/Workshop – the removal of which would provide off street parking.

The property is located in a convenient position just 50 yards from the Village Stores, and within easy walking distance of other village amenities including the village hall, chip shop and Church.

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

Directions: The property is on the South side of the village street, (which passes through the centre of Gt Ryburgh), opposite the Village Chapel and the “Gate 2” entrance into the Maltings premises, just 50 yards from the Post Office/Stores.

Location: Great Ryburgh is a small, rural village with a range of facilities including a Post Office/General Store, Chip Shop, Village Hall and Church. Further shopping, sporting, educational, and recreational amenities are available in the Market Town of Fakenham, (4 miles to the North), and Dereham, (9 miles to the South). The picturesque North Norfolk Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 12 miles distant. Kings Lynn is 22 miles distant and the fine City of Norwich is 25 miles distant, both offering direct rail links to London.



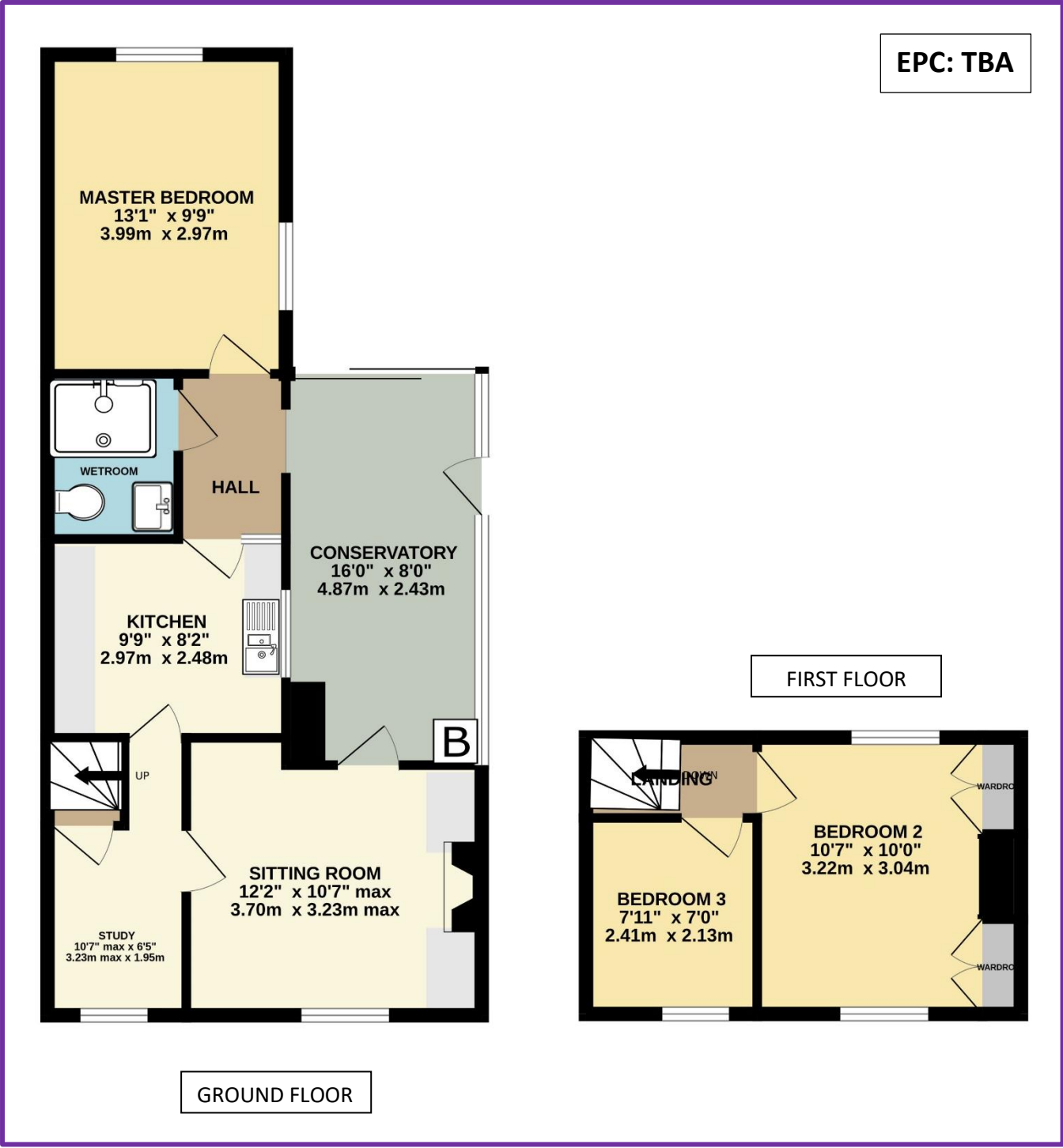
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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Ground Floor: Half double glazed door to

Conservatory: 16'0" x 8'0", (4.9m x 2.4m).

New, wall mounted, gas fired Combi central heating boiler. Polycarbonate roof. 2 wall lights. Fitted vertical window blinds. Double glazed sliding door to patio area. Door to kitchen. Half glazed door to;

Sitting room: 12'2" x 10'7", (3.7m x 3.2m).

Open brick fireplace with tiled hearth. Fitted cupboards and shelves to either side.

Study: 10'7" x 6'5", (3.2m x 2.0m) max.

Stairs to first floor. Door to;

Kitchen: 9'9" x 8'2", (3.0m x 2.5m).

1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Further fitted work surface with tiled splashback, and drawers, cupboards and "Liebherr" fridge under. Range of wall mounted cupboard units. Stainless steel extractor hood. Tiled floor. Strip light.

Hallway:

with tiled floor and ceiling recessed spotlights.

Fully tiled Wet Room:

Pedestal hand basin. Low level WC. Extractor fan. Ceiling recessed spotlights.

Master Bedroom: 13'1" x 9'9", (4.0m x 3.0m).

A double aspect room with vacuum sealed double glazed windows. Centre light and 2 wall lights. Hatch to roof space.

First Floor:

Small Landing:

Bedroom 2: 10'7" x 10'0", (3.2m x 3.0m).

A double aspect room with 2 built-in double wardrobe cupboards.

Bedroom 3: 7'11" x 7'0", (2.4m x 2.1m).

Hatch to roof space.

Outside:

Immediately to the rear of the property is an enclosed, concrete yard with flower border. Beyond is a timber built **Workshop/Store**, 14'6" x 7'0", (4.4m x 2.1m), with work bench and electrical connection.

Note: Removal of this building would provide off street parking.

(A pedestrian right of way passes to the side and rear of this property for the benefit of the neighbouring property).

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: 01263 513811. **Tax Band:** A.

