



**5 Fulmodeston Road,
HINDOLVESTON.
NR20 5BS.**

**Offers sought in the region of
£425,000**
Freehold

Very Well Presented, detached, modern Family Residence with oil fired central heating, double glazing, and deceptively spacious accommodation including Sitting room with feature brick fireplace and wood burning stove, Dining room, Fitted Kitchen, 3 Bedrooms and a Bathroom.

Ample car parking space, Garage, and South-West facing, well maintained Gardens laid mainly to lawn with attractive flower and shrub beds, and including fruit trees, work shop/ Store, Greenhouse and Sheds.

Set well back from the road, and within easy walking distance of open farmland.

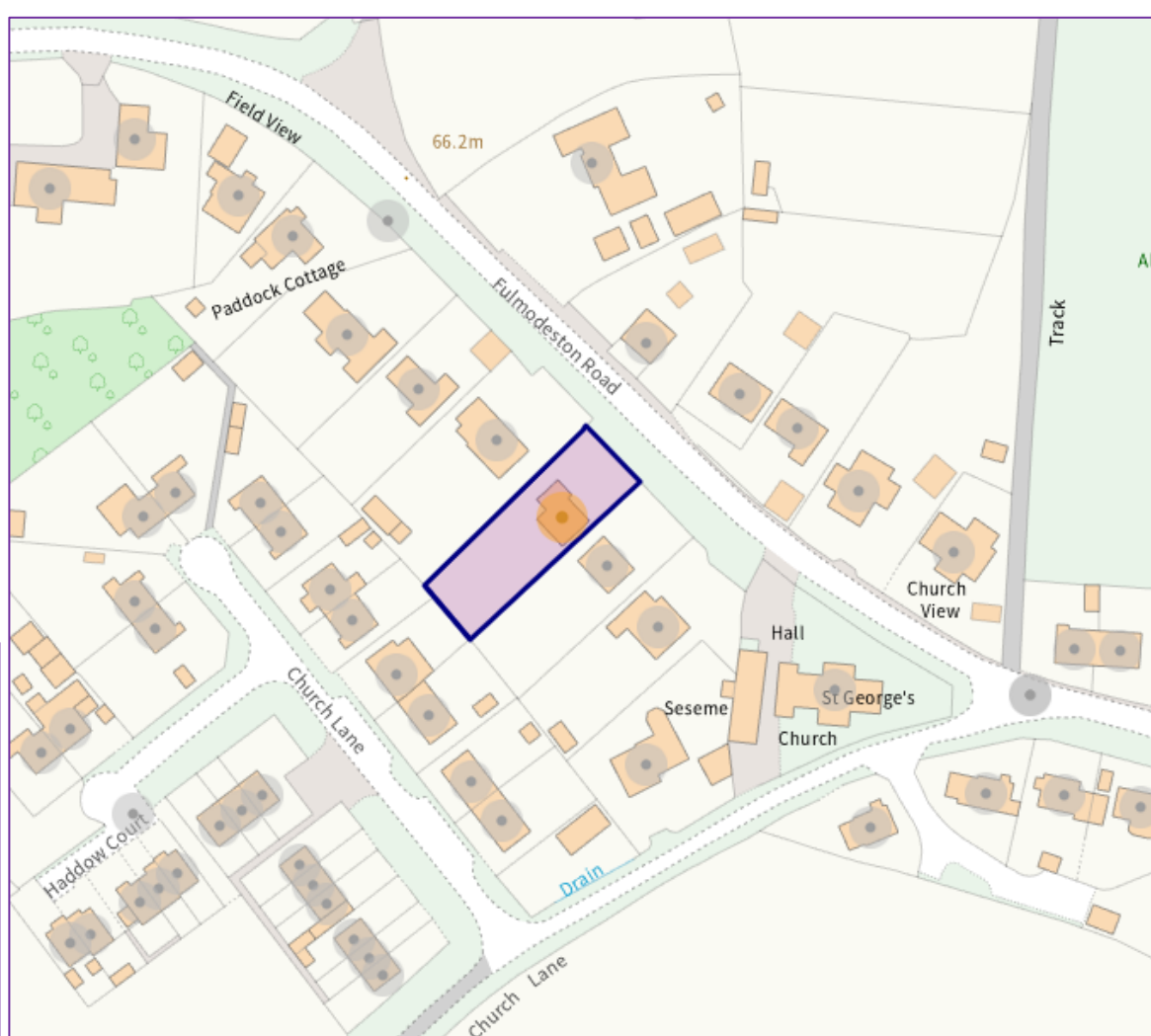
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.1067 Norwich Road, and proceed for 5 miles into Guist. Turn left by the Clock Tower onto the B.1110 as signposted Holt, and continue for a further 3 miles. Turn right at the crossroads, as signposted Hindolveston, and on entering the village, the property is on the right, as marked by a for sale board.

Location: Hindolveston is a small, rural village about 9 miles East of the market town of Fakenham, and 8½ miles South of Holt, both offering excellent sporting, educational and recreational facilities. The village itself has a Church with regular services, ancient Church ruins, a Village Hall, and is home to the "Black Shuck Distillery". There are further facilities in Foulsham, (to the South), and the North Norfolk coast - with its long sandy beaches, marshes, golf courses and sailing clubs - is within easy reach.

Services: Mains water, electricity and drainage are connected.

District Authority: NNDC, Cromer. Tel: (01263) 513811. **Tax Band:** "D".



**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: Half double glazed door to;

Enclosed Entrance Porch: with timber panelled ceiling and tiled floor.

Entrance Hall: Deep understairs cupboard.

Sitting room: 15'2" x 14'3", (4.6m x 4.4m). Arched exposed brick feature fireplace with wood burner, tiled hearth and 2 ornament recesses. Centre light and 2 wall lights. TV point. Door to;

Dining room: 11'1" x 9'8", (3.4m x 2.9m). Spotlights. Tiled floor. Twin double glazed patio doors to garden. Wide brick arch to

Kitchen: 12'3" x 9'8", (3.7m x 2.9m). 1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for dishwasher under. Built-in 4 ring electric hob unit with "Creda" recirculating hood over. Built-in double oven with cupboard over and under. Matching range of wall mounted cupboard units, and further tall cupboard with fitted shelves. Tiled floor. Ceiling recessed spotlights and further spotlights. Double glazed door to outside. Door to entrance hall. Half double glazed door to;

Side Porch:

First Floor:

Landing: Deep, built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving, Hatch with folding loft ladder to part boarded roof space. Venetian blind.

Bedroom 1: 14'2" x 11'0", (4.3m x 3.3m). Built-in double wardrobe cupboard with sliding doors. TV point.

Bedroom 2: 14'2" x 12'11", (4.3m x 3.9m) max. Built-in double wardrobe cupboard with sliding doors.

Bedroom 3: 9'8" x 9'3", (2.9m x 2.8m).

Bathroom: Fully tiled shower cubicle with "Triton" fitting, and glass screen door. Panelled bath with mixer tap and tiled surround. Pedestal hand basin with tiled splashback, mirror and electric light/shaver point over. Low level WC. Extractor fan. Ceiling recessed spotlights. Venetian blind.

Outside: To the front of the property is a generous gravelled drive providing ample turning and parking space, and a lawned garden area. Double timber gates to the side lead to an additional concrete hardstanding for a further car, boat or caravan, etc. Attached, brick and tiled **Garage**, 20'0" x 10'2", (6.1m x 3.1m), with up & over door, concrete floor, electrical connection, "Wallstar" wall mounted, oil fired central heating boiler, fitted work bench with plumbing for washing machine under, and personal door to outside.

Immediately to the rear is a wide, paved patio area, and beyond, is a lovely, South-West facing garden laid mainly to lawn with well tended flower, rose and shrub beds. Within the garden is a timber and felt roofed **Store/Workshop**, 10'0" x 8'0", (3.0m x 2.4m), and an aluminium framed **Greenhouse**, 8'0" x 6'0", (2.4m x 1.8m). At the end of the garden is a delightful wooded area including silver birch trees, fruit trees (apple and plum), and a further **Shed** 6'0" x 6'0", (1.8m x 1.8m).

