Bailey Bird & Warren

Independent Estate Agents & Surveyors

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Wareham House, Guist Bottom Road, STIBBARD. NR21 0AQ.

Offers sought in the region of £500,000 FREEHOLD

Impressive, detached, Georgian fronted Residence, requiring improvement with considerable potential for refurbishment and extension to provide a spacious family home, set in lawned gardens and meadowland extending, in all, to about 1¼ acres (stms).

Located in a quiet position within a sought after, rural village within easy walking distance of open farmland and having easy road access to Fakenham & Norwich.

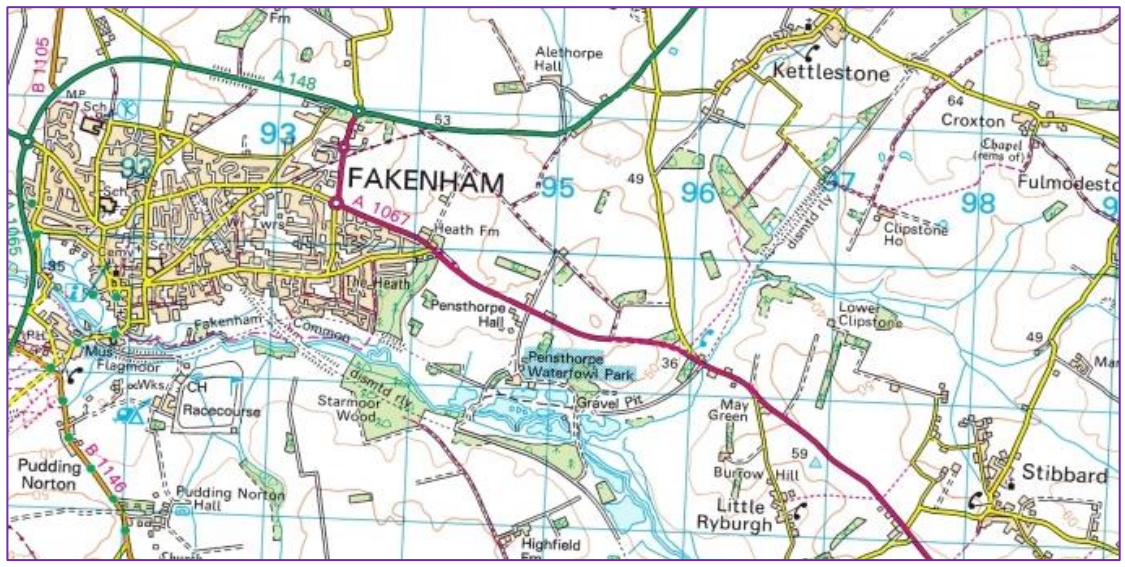
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From Fakenham take the A.1067 Norwich Road, and at 4 miles turn left as signposted Stibbiard. Follow the road into the centre of the village, and turn right into Wood Norton Road. Bear right by the village hall into Guist Bottom Road, and Wareham is on the left, as marked by a for sale board.

Location:

Stibbard is a pleasant rural village with a primary school, Post Office, Village Hall and Church, on the edge of the Sennowe Estate. The Market Town of Fakenham is about 5 miles distant and offers an excellent range of shopping, educational, sporting and leisure facilities. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, and the fine City of Norwich, (which offers a direct rail link to London Liverpool Street, and an international airport), is 22 miles distant.



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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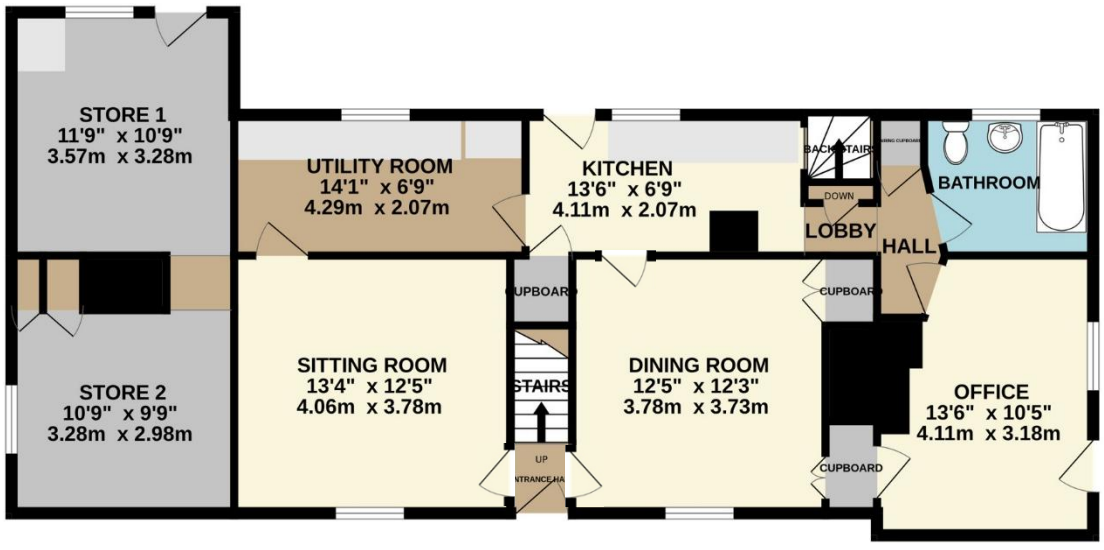
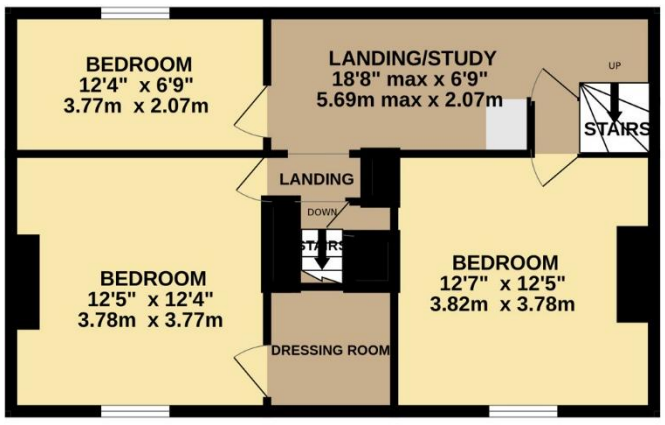


Ground Floor



First Floor

Ground Floor: Half glazed door to

Small Entrance Hall:

Sitting room: 13'4" x 12'5", (4.1m x 3.8m). Tiled fireplace with matching hearth and mantle shelf. Arched recesses to either side. Centre light and 2 wall lights. Dimmer switch. Door to utility room.

Dining room: 12'5" x 12'3", (3.8m x 3.7m). Small feature fireplace with matching hearth. Built-in shelved cupboard with double doors to side. Further built-in high level cupboard. Telephone point. TV point. Door to;

Kitchen: 13'6" x 6'9", (5.0m x 2.1m). Sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Fitted wall cupboards. Understairs cupboard. (Door to back stairs – blocked). Door to outside. Door to;

Utility room: 14'1" x 6'9", (4.3m x 2.1m). Fitted work top with drawers, cupboards, and appliance space under. Fitted wall cupboard and wall unit. Understairs cupboard. Fitted shelves. Door to Sitting room.

Rear Hall: Built-in airing cupboard with lagged hot water cylinder and fitted immersion heater. Hatch to roof space.

Office: 13'6" x 10'5", (4.1m x 3.2m). Shelved cupboard with split door. Boarded over fireplace. TV point. Double glazed window. Half double glazed door to outside.

Bathroom: Pink coloured suite of panelled bath with tiled surround. Pedestal hand basin with tiled splashback. Low level WC. Electrically heated towel rail and heater. Secondary double glazed window.

First Floor:

Landing/Study: 18'8" x 6'9", 5.7m x 2.1m) max. Fitted shelves. Small hanging cupboard.

Bedroom 1: 12'5" x 12'4", (3.8m x 3.8m). Boarded over fireplace. View over front garden.

Dressing room: 6'2" x 6'0", (1.9m x 1.8m). Window overlooking front garden.

Bedroom 2: 12'7" x 12'5", (3.8m x 3.8m). Boarded over fireplace. View over front garden.

Bedroom 3: 12'4" x 6'9", (3.8m x 2.1m).

Outside: To the front of the property is a good sized, mainly lawned garden, with natural hedging and mature shrubs and trees.
A gravelled drive to the rear of the property leads to a turning area, **ample car parking space** and a detached timber and felt roofed **Garage, 16'0" x 8'0", (4.9m x 2.4m).**
(Note: within the garage is a ride-on mower, which is included in the sale).
Adjoining the house at the North end is a **Store, 11'9" x 10'9", (3.6m x 3.3m)**, with a mainly brick floor, and entrance to **Store 2, 10'9" x 9'9", (3.3m x 3.0m),** with mainly quarry tiled floor.
Approached from the outside is a further small **Shed.**
To the rear of Wareham House is a good sized garden with lawns, a flower bed, well, and aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m).**
A pedestrian gate leads to grassed meadow, bounded on the East side by mature trees.
The gardens and meadow together extend to about 1¼ acres (stms)

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

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

EPC: TBA