



ERRWOOD HOUSE, TATTERFORD.

FAKENHAM.
NR21 7AX.

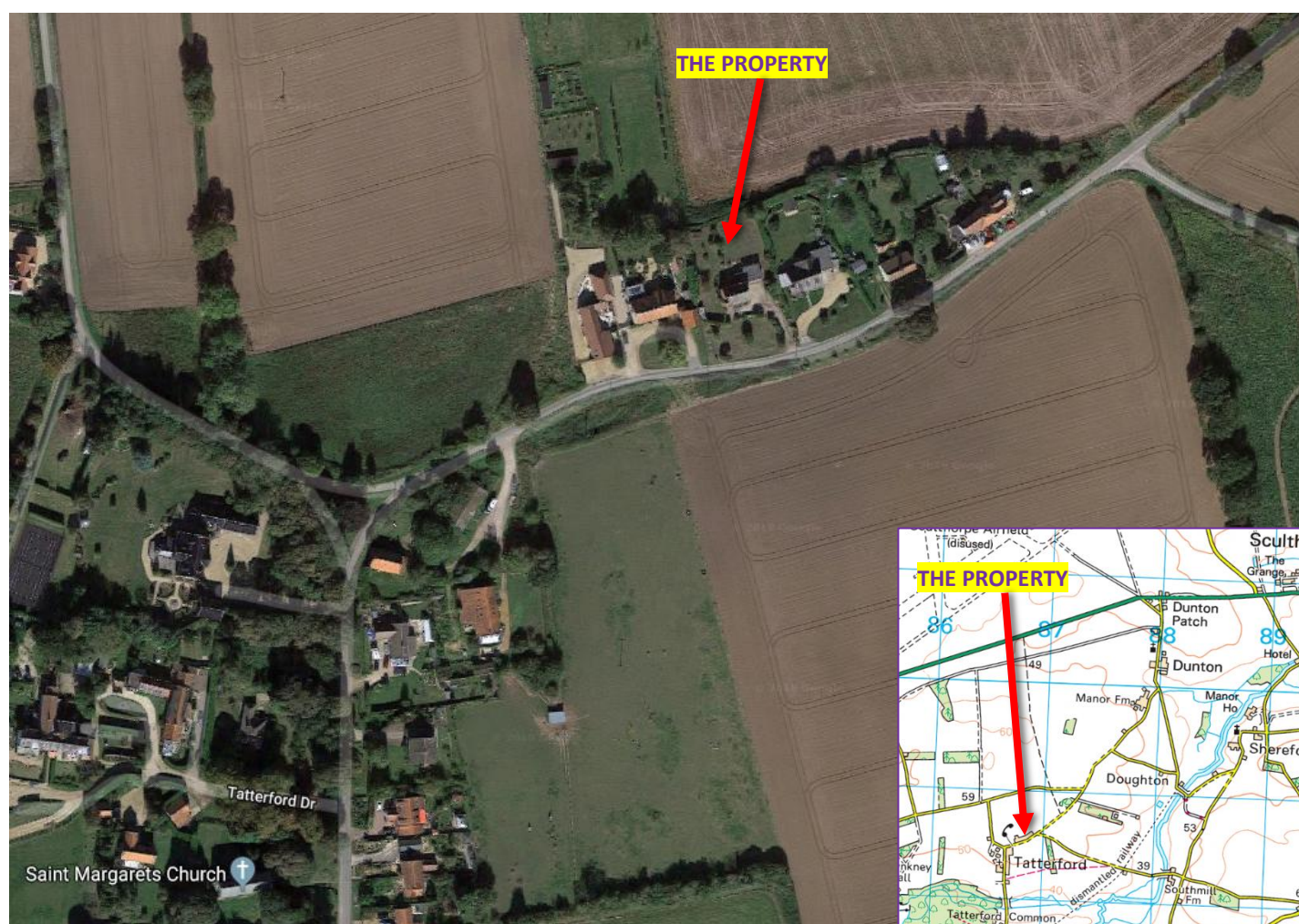
Offers sought in the region of
£525,000
FREEHOLD

Individual, detached Executive style modern Residence with spacious, 3 bedrooomed accommodation benefiting from oil fired central heating and double glazing.

Outside there is ample off street parking, a garage, study and mainly lawned gardens to the front and rear, the whole extending to about ½ acre (stms), and having fine rural views across open farmland within the Wensum Valley.

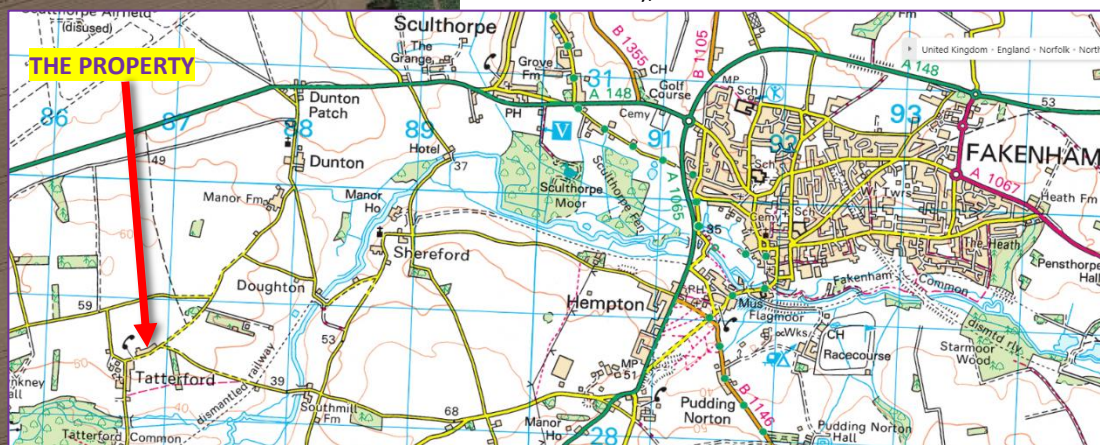
The property stands in a lovely, quiet position on the edge of the hamlet, with open rural views.

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



Directions: From Fakenham take the A148 Kings Lynn road, and at mile turn left as signposted Dunton. Follow the road through Dunton, bear right at the fork and continue for a further miles. Errwood House is on the right, just before entering Tatterford, as marked by a for sale board.

Location: Tatterford is a small rural hamlet with a pretty Church, about 3 miles West of Fakenham Market Town, in the heart of North Norfolk. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 12 miles distant, and Kings Lynn (from where there is a direct rail link to London), is about 20 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

IMPORTANT NOTICE:

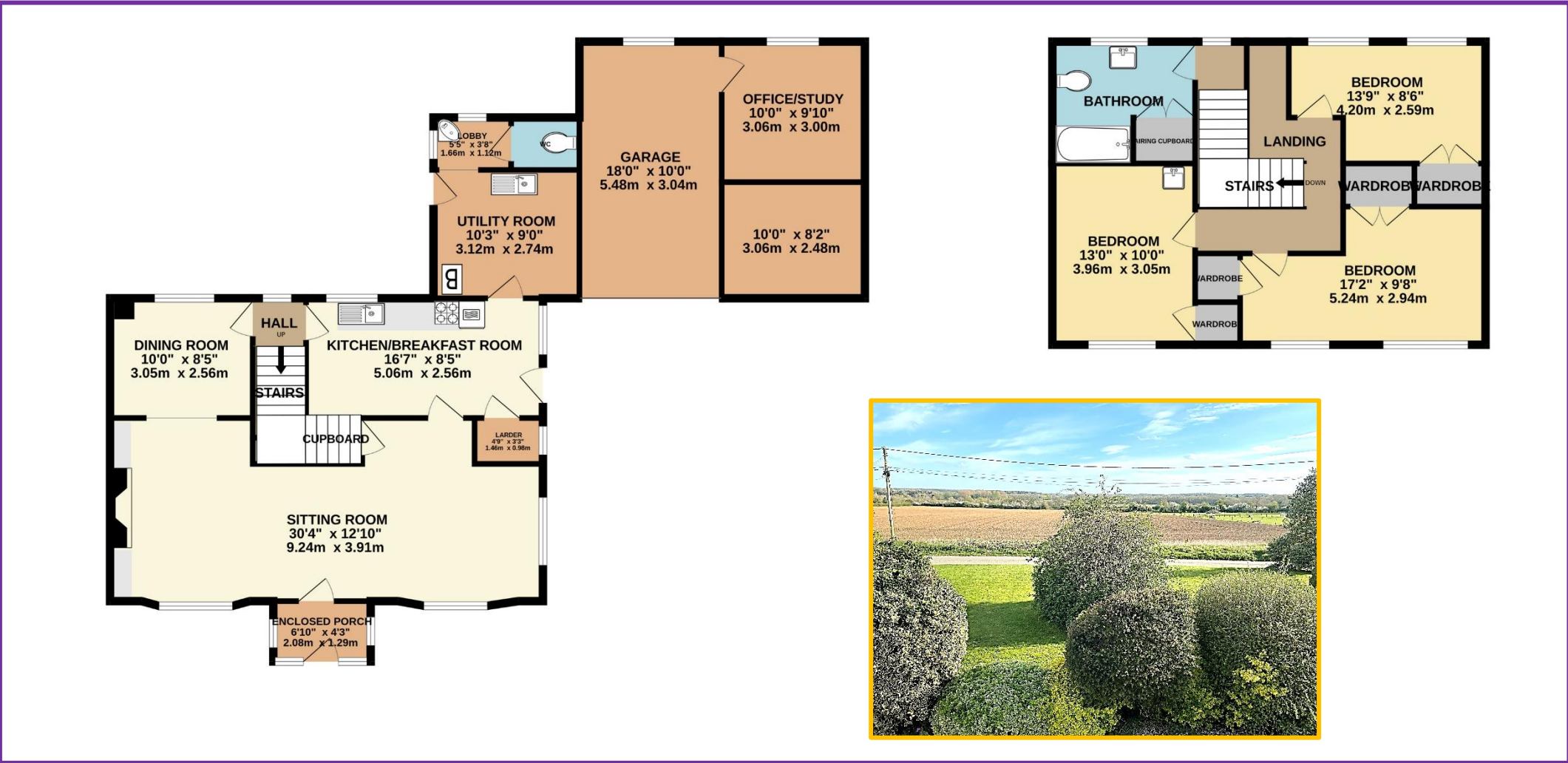
Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

Regulated by





ACCOMMODATION:

GROUND FLOOR:

Half glazed door to;

ENCLOSED ENTRANCE PORCH: Half glazed door to;

SITTING ROOM: 30'4" x 12'10", (9.3m x 3.9m) max. Feature stone fireplace with wood burning stove, tiled hearth, matching mantle shelf and 2 adjoining low timber shelves to side. 2 bowed windows to South and further window to East. Glazed door to under-stairs cupboard with electric light. 5 wall lights. TV point. Door to kitchen. Archway to;

DINING ROOM: 10'0" x 8'5", (3.1m x 2.6m). Door to;

SMALL LOBBY: with staircase to first floor, and door to;

KITCHEN/BREAKFAST ROOM: 16'7" x 8'5", (5.1m x 2.6m). Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and drawers, cupboards, appliance space and plumbing for dishwasher under. Built-in 4 ring electric **hob unit** with **recirculating hood** over. Built-in **"Creda" electric double oven**. Further fitted work top with tiled splashback, and drawers and cupboards under. Adjoining breakfast bar. Matching range of wall mounted cupboard units. Shelved and ventilated **Larder cupboard** with electric light. Strip light. Telephone point. Half glazed door to outside. Door to Sitting room. Glazed door to;

UTILITY ROOM: 10'2" x 9'0", (3.1m x 2.7m). Stainless steel sink unit with mixer tap, tiled splashback, and drawer and cupboards under. Fitted shelves and wall cupboards. Appliance space with plumbing for washing machine. New (2023) oil fired central heating boiler. Half glazed door to outside.

REAR LOBBY: Corner hand basin with tiled splashback. Shaver point. Door to;

CLOAKROOM: with low level WC.

FIRST FLOOR:

GALLERIED LANDING: Hatch to roof space.

MASTER BEDROOM 1: 17'2" x 9'8", (5.2m x 2.9m) max. Deep built-in double wardrobe cupboard with fitted shelves and hanging rail. Further clothes cupboard with shelf and rail. Centre light and 2 wall lights. TV point. Telephone point. Fine rural views to South.

BEDROOM 2: 13'0" x 10'0", (4.0m x 3.1m). Pedestal hand basin with tiled splashback. Built-in wardrobe cupboard with fitted shelf & hanging rail. Lovely farmland view to South.

BEDROOM 3: 13'9" x 8'6", (4.2m x 2.6m) max. Built-in double wardrobe cupboard with fitted shelf and hanging rail. Open views across the rear garden and farmland beyond.

BATHROOM: Panelled bath with tiled surround, **"Mira"** fitting, and glass screen over. Low level WC. Pedestal hand basin with tiled splashback. Deep airing cupboard with factory lagged hot water cylinder, fitted immersion heater, slatted shelving and double doors. Heated towel rail. Views over rear garden.

OUTSIDE: A gravelled drive and sweep leads from the road to the front of the property, where there is **ample turning and car parking space**. To the side is a **Garage, 18'0" x 10'0", (5.4m x 3.0m)**, with up & over door, and door to adjoining **Office, 10'0" x 9'10", (3.0m x 2.9m)**. (Note: The second garage is not included in the tenancy). There are attractive, large gardens of **about ½ acre** (stms) to the front and rear of Errwood House, with wide lawns, mature shrubs, flower beds, and a range of **Stores and Sheds**.

SERVICES: Mains water, electricity & a private drainage system are connected to the property.

DISTRICT AUTHORITY: North Norfolk District Council, Cromer. Tel: 01263 513811.

Tax Band: D.

EPC: E

