



**Station Road, Great Ryburgh, Fakenham NR21 0AE**

**welcome to**

**Station Road, Great Ryburgh, Fakenham**

Charming two bedroom cottage in the sought after village of Great Ryburgh, featuring spacious reception rooms, private rear garden and double garage, ideal for peaceful countryside living.



## Accommodation

### Lounge

Gas fire with back boiler, TV point, radiator, 2 windows to the front and one to the side.

### Dining Room

Radiator, patio doors to the rear and double-glazed window to the side.

### Kitchen

Kitchen with wall and base units, oven and hob with extractor over, dishwasher, stainless steel sink with drainer, tiled floor and double-glazed window to the rear.

### Utility Room

Door to the side.

### Bedroom One

2 Wardrobes, radiator and 2 windows to the front.

### Bedroom Two

Radiator and double-glazed window to the rear.

### Wet Room

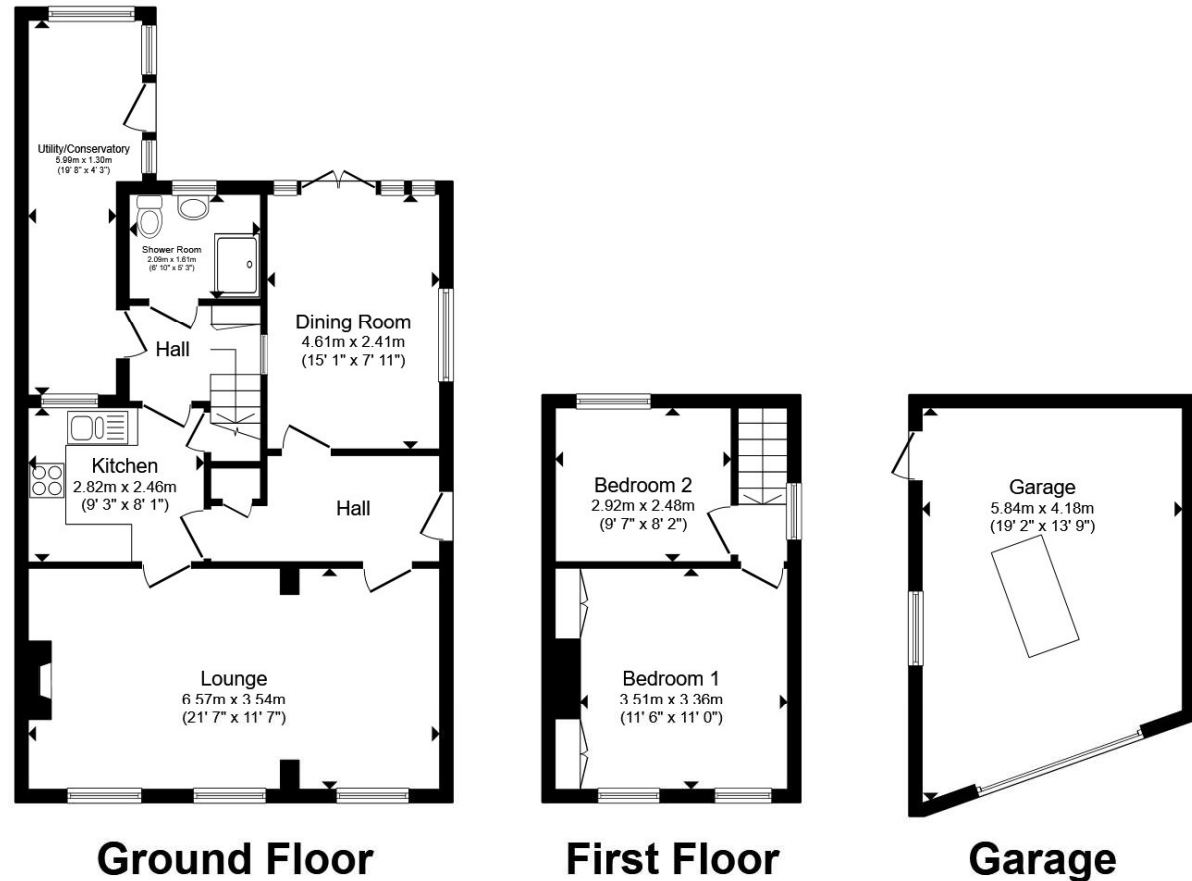
Shower, WC, wash hand basin, towel rail, tiled walls and double-glazed window to the rear.

### Garage

Up and over door to the front.

### Agent Notes

Garage based on Wensum Court at the rear of the property.



Total floor area 113.5 m<sup>2</sup> (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Station Road, Great Ryburgh, Fakenham

- Two Bedroom Cottage
- Village Location
- Two Double Bedrooms
- Spacious lounge and separate dining room
- Private Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108795 - 0002

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