

THE STORY OF

2 Moor End Lane

Stibbard, Norfolk

SOWERBYS

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Stibbard, Fakenham, Norfolk
NR21 0EJ

Two Bedroom Accommodation

Spacious Kitchen/Dining Room

Oil-Fired Central Heating

Attractive Norfolk Setting

Village Primary School

Green and Leafy Surroundings

Ideal for a Peaceful Rural Lifestyle

Convenient for the Market Town of Fakenham and its Amenities

Generous Outdoor Space with Excellent Potential

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A charming village home with a surprisingly generous garden, tucked away in the attractive Norfolk village of Stibbard. Enjoying a peaceful rural setting, this appealing home offers a wonderful opportunity to embrace village life, with plenty of outdoor space to make the most of.

“The sunlight is beautiful in the afternoons.”

This two-bedroom home offers comfortable accommodation, with a spacious kitchen/diner providing a practical and sociable heart to the property. Oil-fired central heating adds comfort, while the overall layout offers an appealing opportunity for those seeking a home in a traditional village setting.



One of the property's real highlights is its extensive garden, offering plenty of space to enjoy the outdoors, entertain friends and family or indulge a passion for gardening. Stibbard is a lovely green village with a strong rural feel, making this an appealing choice for those looking to enjoy a quieter pace of life.

The property is situated in Stibbard, a popular Norfolk village with a local primary school. The nearby market town of Fakenham provides a range of shops, amenities and everyday conveniences.

A delightful opportunity to enjoy village living, with two bedrooms, a spacious kitchen/diner and an abundance of outdoor space.







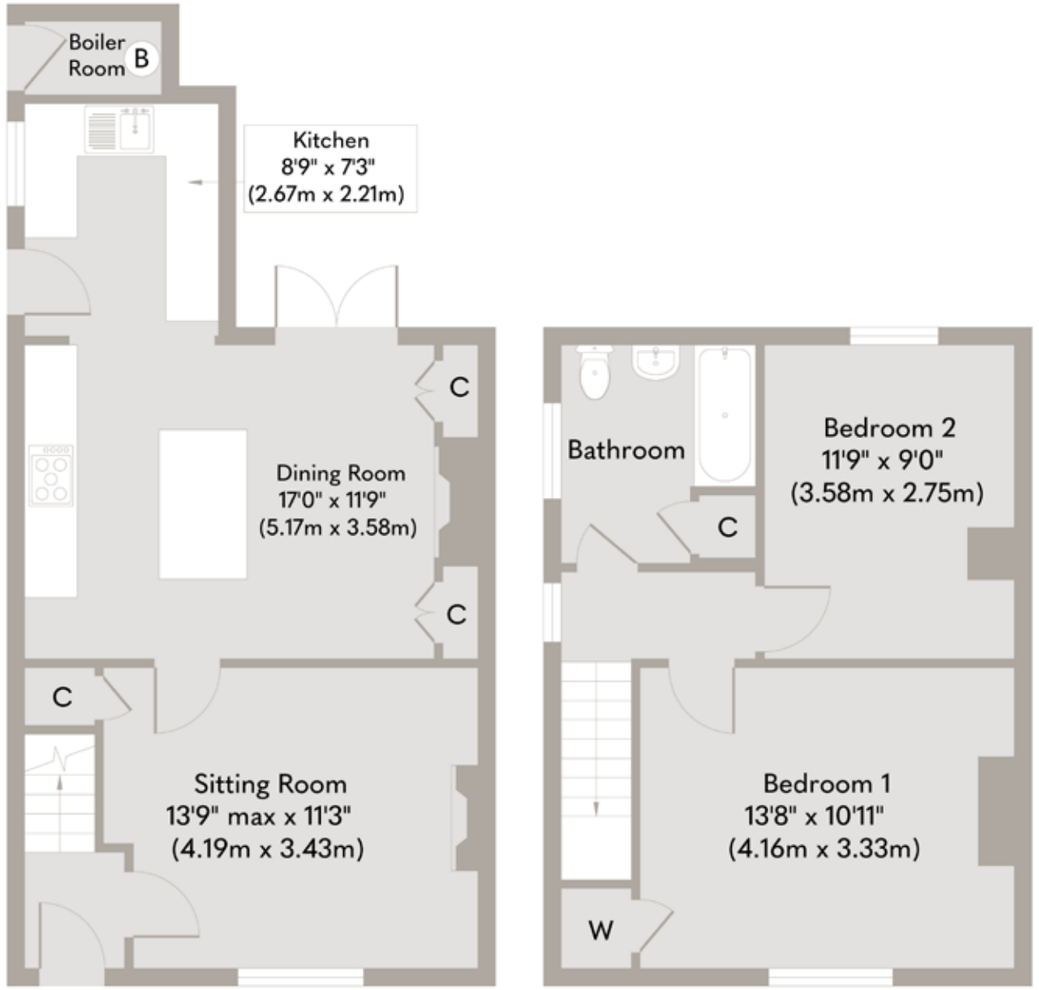
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Ground Floor
Approximate Floor Area
477 sq. ft
(44.29 sq. m)

First Floor
Approximate Floor Area
396 sq. ft
(36.75 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES

Stibbard is a peaceful rural village in the heart of Norfolk, surrounded by open countryside and within easy reach of the North Norfolk coast. The village has a strong community feel, with a primary school, church and village hall, which hosts a variety of local events throughout the year. The village pub is also within around a 20-minute walk of the property, providing a welcoming local option for a drink or meal.

The surrounding countryside is one of Stibbard's particular attractions, with walks leading directly from the front door. The River Wensum, one of Norfolk's most important chalk rivers, runs through the surrounding countryside, adding to the area's appeal for walking, wildlife and nature.

The North Norfolk coast is within easy reach, with beautiful beaches, nature reserves, coastal villages and much-loved seaside towns. There are plenty of opportunities for walking, cycling, birdwatching and exploring the coastline, with places such as Wells-next-the-Sea, Holkham and Blakeney all readily accessible by car.

The nearby market town of Fakenham provides a useful range of everyday amenities, including independent shops, cafés, pubs and restaurants, as well as a four-screen cinema and the Gallows Sports Centre. The town is also home to Fakenham Racecourse and is close to Pensthorpe Natural Park, a popular destination for wildlife and nature enthusiasts.

Further afield, attractions include Holkham Hall, Sandringham and the Thursford Collection, famous for its steam engines, fairground rides and annual Christmas Spectacular. Rail services are available from King's Lynn, approximately 20 miles away, and Norwich, around 25 miles away. Norwich also provides an international airport with connections to a range of destinations.









Note from the Vendor



"This was my first owned home and it's been peaceful, homely and cosy."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating and a wood burner.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2707-9280-2824-8161

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///command.processes.plotting

AGENT'S NOTE

Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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