



## 4 Thursford Road, GREAT SNORING.

NR21 0HW.

Offers sought in the region of

**£180,000**

Freehold

South-facing, semi-detached ex-Local Authority owned House with 23ft Sitting room and 3 bedrooms, requiring repair and modernisation.

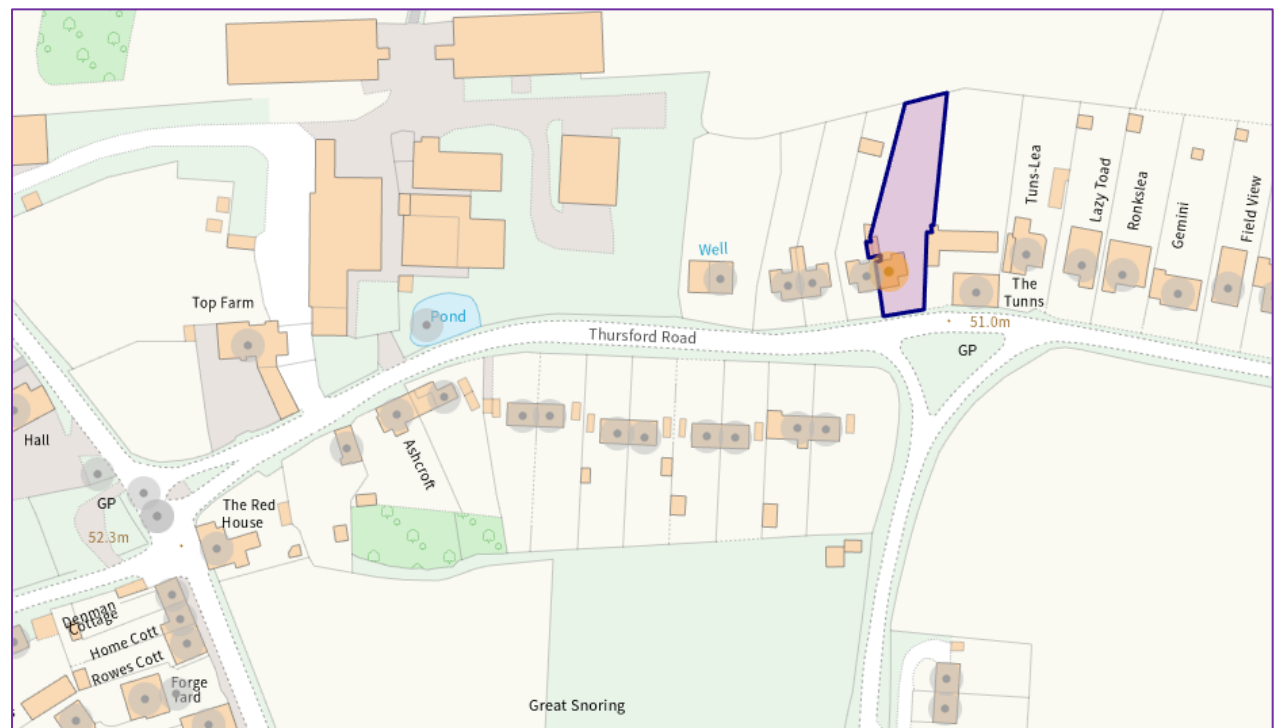
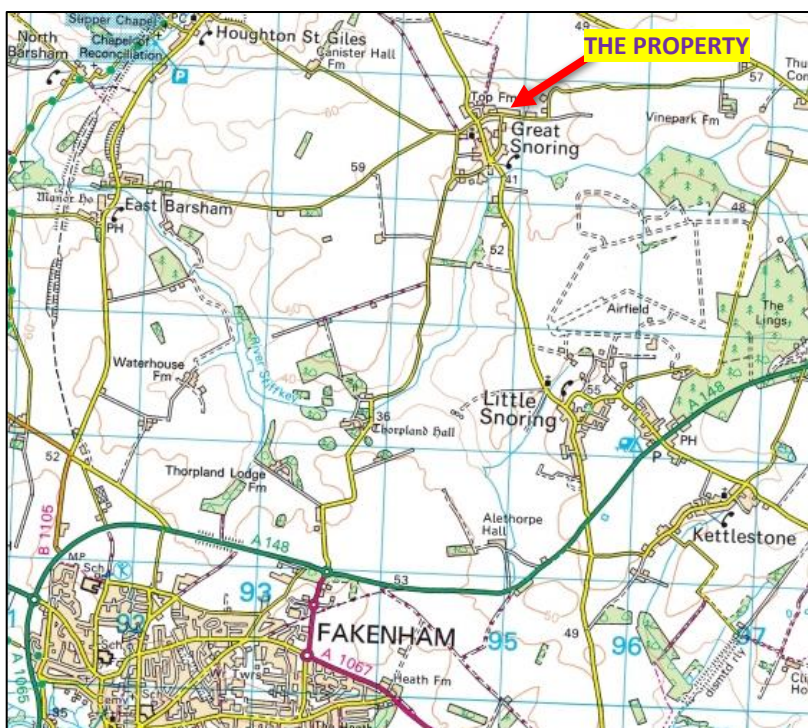
The property stands in good sized, (presently overgrown) gardens, located on the edge of the village, within a few steps of open farmland.

**NO ONWARD CHAIN**

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

**Directions:** From Fakenham take the Northern By-pass to its Eastern end, and at the roundabout take the exit signposted Great Snoring, into Thorpland Road. Follow the road for 4 miles into the village, and continue straight over the junction by the telephone box into Dilldash Lane. The property will be found at the end of the road, directly ahead, as marked by a for sale board.

Great Snoring is a small, rural village about 4 miles North of Fakenham Market Town, in the heart of North Norfolk, with a pretty, historic Church and a village Hall with Social Club. There are further facilities in the neighbouring villages of Little Snoring, and Walsingham - the latter being a sought after village and pilgrimage centre since 1061, with ruins of an impressive Abbey, shrines and Churches of note, a primary school, shops, a museum and public houses, etc. Fakenham offers a wide range of shopping, educational, sporting and leisure facilities. Holt, home of Gresham's Public School, and the North Norfolk coast - with its long sandy beaches, marshes, golf courses and sailing clubs - are within easy reach.

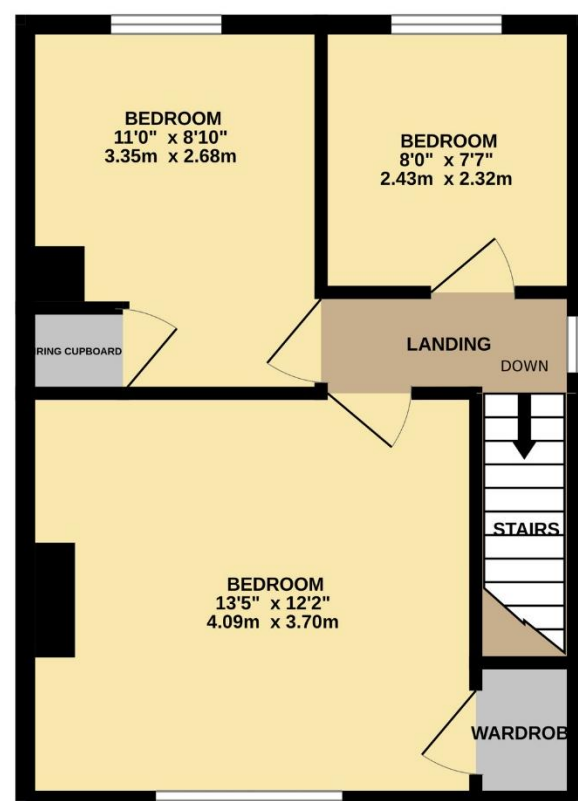
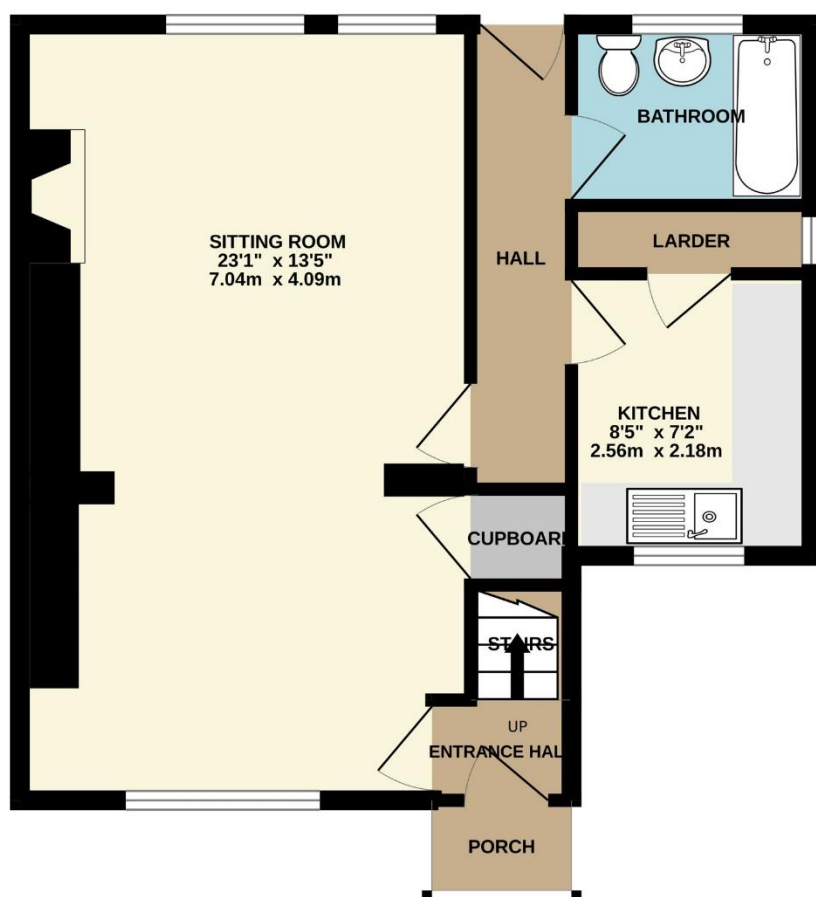


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**  
**Tel: 01328 864763.   Email: office@baileybirdandwarren.co.uk   www.baileybirdandwarren.co.uk**

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#### Ground Floor:

**Canopy Entrance Porch:** Half glazed door to

**Entrance Hall:**

**Sitting room: 23'1" x 13'5", (7.0m x 4.1m).** A double aspect room with "Parkray" solid fuel fired stove set in mock brick surround with matching hearth and adjoining display shelves. (It is assumed there is a back boiler behind the stove, but it is not known if the system works). Understairs cupboard.

**Rear Hall:** Half double glazed door to outside.

**Kitchen: 8'5" x 7'2", (2.6m x 2.2m).** Stainless steel sink unit with tiled splashback, and drawer & cupboards under. Adjoining work top with tiled splashback, and appliance space and plumbing for washing machine under. Fitted wall cupboards. Shelved and ventilate larder cupboard.

**Bathroom:** Coloured suite of panelled bath with tiled surround. Hand basin with tiled splashback. Low level WC.

#### First Floor:

**Landing:** Hatch to roof space.

**Bedroom 1: 13'5" x 12'2", (4.1m x 3.7m).** Built-in wardrobe cupboard.

**Bedroom 2: 11'0" x 8'10", (3.4m x 2.7m).** Airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving.

**Bedroom 3: 8'0" x 7'7", (2.4m x 2.3m).**

**Outside:** To the front of the property is a small, lawned garden with concrete path leading to the front door.

To the side is a grassed drive offering **ample off street parking**, and leading to a timber and asbestos **Garage, 16'5" x 8'0"**, with double timber entrance doors. Attached to the rear of the property is a **Workshop, 9'0" x 7'0"**, with electrical connection and concrete floor, and 2 further adjoining **Small Stores**.

There is a good sized (presently over grown) rear garden with mature shrubs, trees (including apple), a large pond, and a number of timber and felt roofed **Garden Sheds and Stores**.

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

**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811

**Tax Band:** "B".

**Note:** This is an Ex-Local Authority owned house and has a Section 157 restriction which means buyers must have lived and/or worked in Norfolk for at least the last 3 years.

**EPC:** TBA.

