





October Lodge Fakenham Road,Great Ryburgh

Fakenham NR21 7AW

william h brown

welcome to

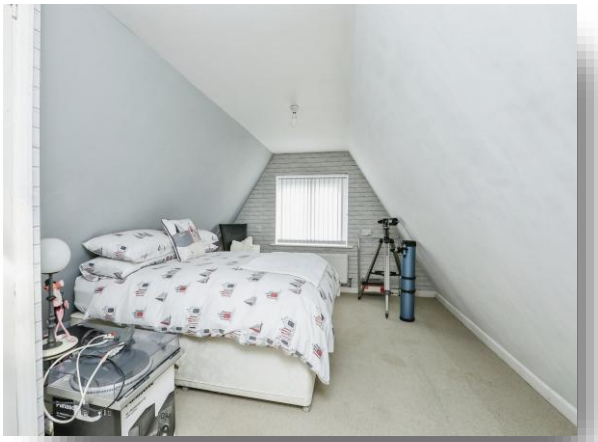
October Lodge Fakenham Road, Great Ryburgh Fakenham

Welcoming 5-bed family home set over three floors with over 2,300 sq ft of accommodation. Featuring an updated kitchen, woodburner lounge, study, stunning garden, garage, workshop and driveway in popular Great Ryburgh.













Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Two radiators, door and two windows to the front of the property.

Shower Room
Mira fountain shower, WC, wash hand basin, shaver socket, boiler and radiator.

Lounge
16' 9" x 14' (5.11m x 4.27m)
Fireplace with oak beams and parment tiles, radiator, TV point, patio doors to the rear and uPVC window to the front and rear of the property.

Dining Room
13' 9" x 9' 9" (4.19m x 2.97m)
Built in pantry, TV point, radiator and uPVC window to the side and rear of the property.

Kitchen
15' 8" x 14' 1" (4.78m x 4.29m)
Kitchen with wall and base units, double eye level oven, induction hob, extractor, integrated dish washer, sink with drainer and mixed tap, breakfast bar, two radiators and uPVC windows to the front and rear of the property.

Utility Room
Butler sink, wash machine, radiator, door and two windows to the rear of the property.

Landing
Radiator and uPVC window to the front of the property.

Bedroom One
14' x 9' 6" (4.27m x 2.90m)
Fitted wardrobes, dressing room, radiator, exposed floor boards, airing cupboard and 3 windows to the rear and side of the property.

En Suite
Suite comprising of shower cubicle, shaver socket, WC and wash hand basin.

Bedroom Two
14' x 9' 9" (4.27m x 2.97m)
Radiator, TV point, wash hand basin, vanity and window to the rear of the property.

Bedroom Three
11' x 6' 6" (3.35m x 1.98m)
Radiator and window to the rear of the property.

Office
15' 4" x 6' (4.67m x 1.83m)
Storage in eaves and uPVC window to the front of the property.

Second Landing
Galleried landing and uPVC velux to the front of the property.

Bedroom Four
15' 9" x 12' 5" (4.80m x 3.78m)
Storage cupboard, sloping ceilings, radiator and uPVC window to the rear of the property.

Bedroom Five
17' 1" x 11' 9" (5.21m x 3.58m)
Radiator and window to the side of the property.

Study
13' 9" x 10' (4.19m x 3.05m)
Radiator and uPVC window to the front and rear of the property.

Bathroom
Suite comprising of bath with shower over, WC, wash hand basin, vanity, heated towel rail, tiled walls and window to the rear of the property.

Garage
16' 4" x 9' 10" (4.98m x 3.00m)
Up and over door, power, lighting, personnel door, inspection pit, door to

Workshop
16' 4" x 5' 7" (4.98m x 1.70m)
With door and window to the garden, power and light sources.

Outside
The property is approached by a shingle driveway which provides ample off road parking and leads to the garage and attached workshop. There is a pedestrian door to the garden which wraps the property and offers a high degree of privacy. The garden is enclosed and mainly laid to lawn with patio seating area, mature shrubs and flowers and a garden shed.

welcome to

October Lodge Fakenham Road, Great Ryburgh Fakenham

- DETACHED FAMILY HOME
- ACCOMODATION EXTENDING TO OVER 2300 SQFT
- SIZEABLE PLOT
- UTILITY ROOM
- SEPERATE DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over

£390,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108079

The Property Ombudsman

Property Ref:
FKM108079 - 0029

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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