

SOWERBYS

Norfolk Property Specialists



3 Pond Cottages

Guist Bottom Road, Stibbard, Fakenham, NR21 0AQ

Guide Price £200,000 No Chain



Viewing by appointment with our
Fakenham Office 01328 801534 or fakenham@sowerbys.com



3 POND COTTAGES

This character brick and flint cottage is situated in a run of four properties, in a mid-terraced position. The property is accessed to the front via a shared path to the front door. The sitting room is a generously sized reception room, made cosy by the fireplace housing a wood-burning stove. The kitchen is fitted with wall and base units and the rear door leads into the enclosed rear garden. The stairs lead from the kitchen to the first floor landing, with doors to the bedroom and shower room. The shower room has a built-in airing cupboard, pedestal washbasin and WC and the generously sized bedroom has a window overlooking the front garden.

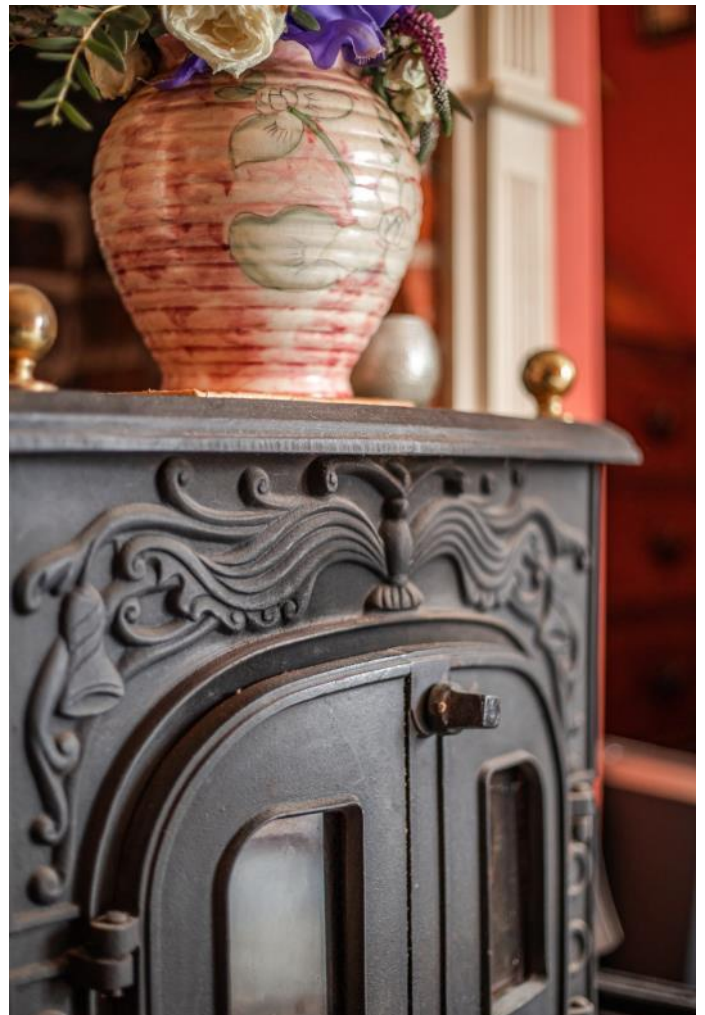
The outside space comprises lawned gardens to the front and rear aspects and a timber shed located in the enclosed rear garden. There is a passageway to the left hand side of the cottage that serves both numbers two and three pond cottages to their rear gardens.

The cottage would benefit from some modernisation throughout and whilst parking is not allocated, there is an off road parking area that serves all four cottages.



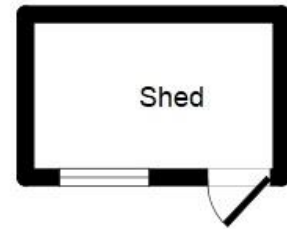
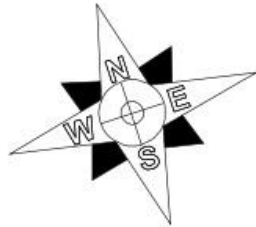
KEY FEATURES

- Brick and Flint Character Cottage
- Sitting Room with Wood-Burning Stove
- Kitchen
- Front and Rear Gardens
- One Bedroom
- Modernisation Required
- Chain Free

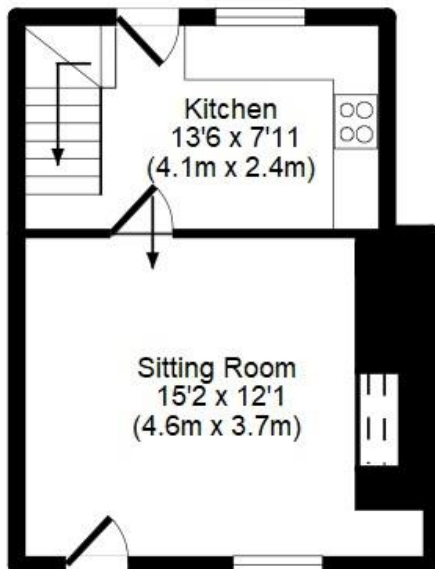




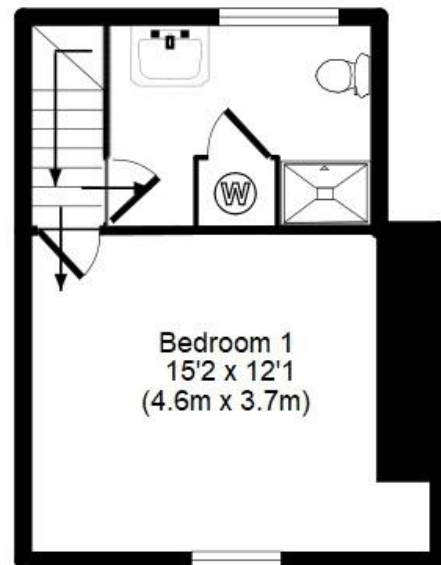




Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 634 sq. ft / 59 sq. m

STIBBARD

Stibbard is a popular rural village situated on the Norwich side of Fakenham. The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages. Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the North Norfolk Coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse. Also within easy reach are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls. Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.

SERVICES CONNECTED

Mains electricity and water. Heating is electric with additional heating via the wood-burner.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 0179-3004-8207-1719-2200

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.

AGENT'S NOTE

The main photo used (showing the brick and flint) is of the rear of the property .

Viewing by appointment with our Fakenham Office:
The Old Rectory, 21 Oak Street, Fakenham, Norfolk, NR21 9DX
01328 801534 • fakenham@sowerbys.com



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