



THE STORY OF

3 Fulmodeston Road

Hindolveston, Norfolk

SOWERBYS

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3 Fulmodeston Road

Hindolveston Norfolk
NR20 5BS

Detached Modern Residence

Three Double Bedrooms

Extensively Renovated Throughout

New Kitchen and Bathroom

Immaculately Presented

Two Reception Rooms

Potential For Ground Floor Bedroom

Utility Room and Guest WC

Generous Gardens of a Fifth of an Acre (stms)

Delightful Village Setting

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“A balanced, stylish and luxurious home which allows us the ability to embrace country life to its fullest.”

The idea of ‘village life’ is truly personified here with the coast and city within easy reach. Modern and stylish interiors set amongst generous grounds with a south-west facing rear garden and a spacious gated frontage.

3 Fulmodestone Road, in Hindolveston, is an impressive, modern residence set on a gated plot approaching a quarter of an acre (stms).

Built to an individual design, this fine and detached residence showcases well-proportioned and balanced accommodation which is immaculately presented throughout. Thanks to a comprehensive renovation by the present owner the property exudes contemporary style with luxurious features such as a new kitchen, bathroom and on-trend interior decoration.



Set across two floors, the generous accommodation extends to more than 1,400 sq. ft. and is bright and airy.

A central hall give access to a delightful living room with a fireplace with an oak mantle, and a wood burner. Off the hall is a versatile second reception which is currently utilised as a TV/family room - but could be adapted to suit a variety of desires including a ground floor bedroom.



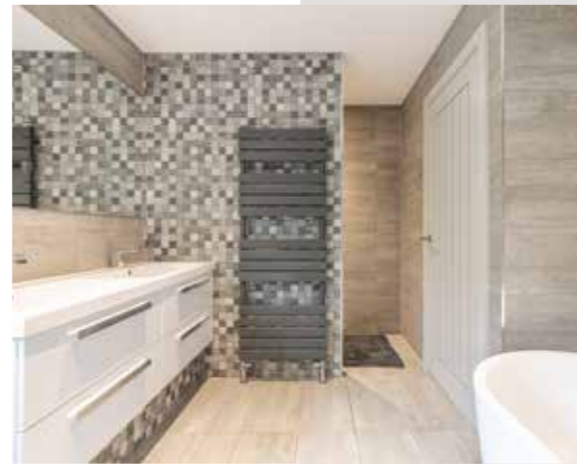
“We’ve loved hosting dinner parties which flow from the dining area out onto the terrace.”

A stunning and contemporary kitchen/dining room spans the rear of the house and enjoys direct access over the south-facing terrace and garden. The sleek and stylish kitchen features quartz stone worktops, a Belfast sink and a suite of integrated appliances. A breakfast bar peninsular provides a sociable gathering spot, whilst the dining area comfortably accommodates dining for six guests and enjoys french doors out onto the terrace. Off the kitchen is a utility/laundry room and a guest WC.





The first-floor features three generous, double bedrooms with the principal bedroom having a walk-in wardrobe. A sumptuous bathroom features a free-standing bath, double vanity unit and a walk-in shower.

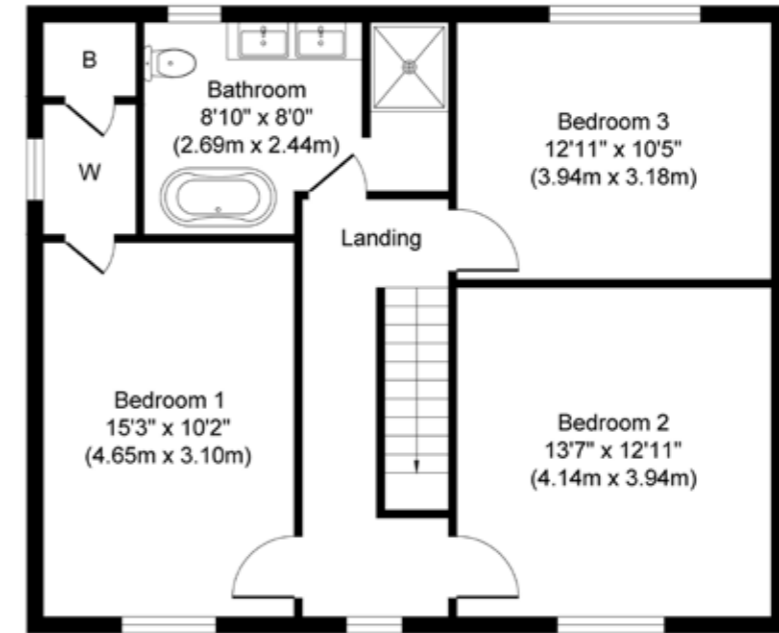


The property is nestled centrally in a generous plot which extends to a fifth of an acre (stms). A gated entrance reveals an extensive front courtyard area which provides incredibly generous parking and storage options. The front is enclosed by panelled fencing and raised flower beds adding dashes of colour.

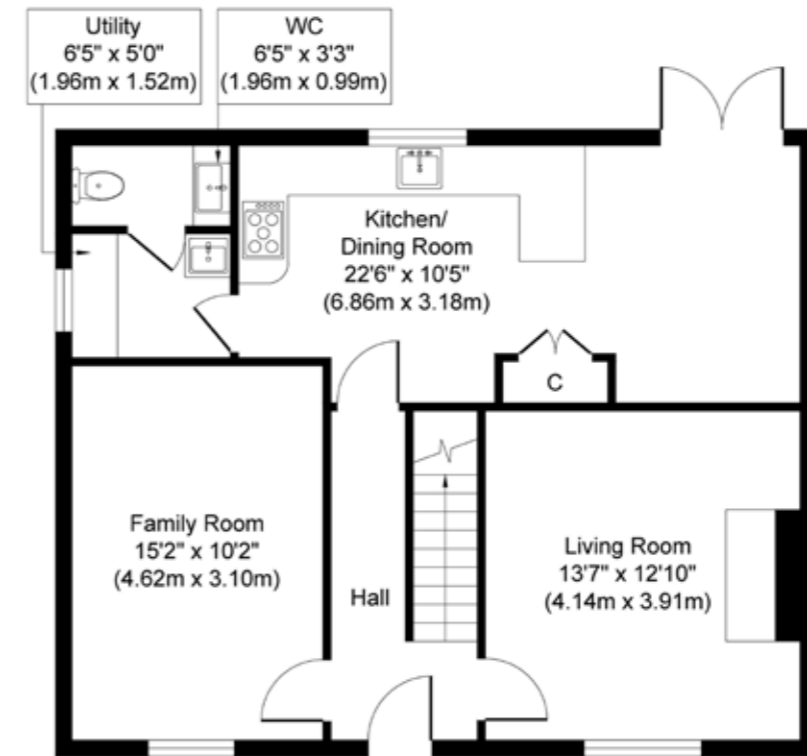


The rear garden enjoys a sunny, south westerly aspect. A paved sun terrace provides the perfect entertaining space and looks out over sprawling lawns. A green house is flanked by raised vegetable beds and the garden is enclosed by panelled fencing and a scattering of trees provide dappled shade.





First Floor
Approximate Floor Area
710 sq. ft
(65.96 sq. m)



Ground Floor
Approximate Floor Area
710 sq. ft
(65.96 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.

ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



“We love the fact that you can connect with endless country walks... just beyond the gates.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0428-5099-7229-5458-4934

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: ///buildings.caressed.encroach

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SOWERBYS



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