



EPC: TBA.

21 Stibbard Road, FULMODESTON. NR21 0LZ.

Offers sought in the region of
£285,000
Freehold

Deceptively Spacious, semi-detached ex-Local Authority owned House, with centrally heated and double glazed 3 bedroomed accommodation.

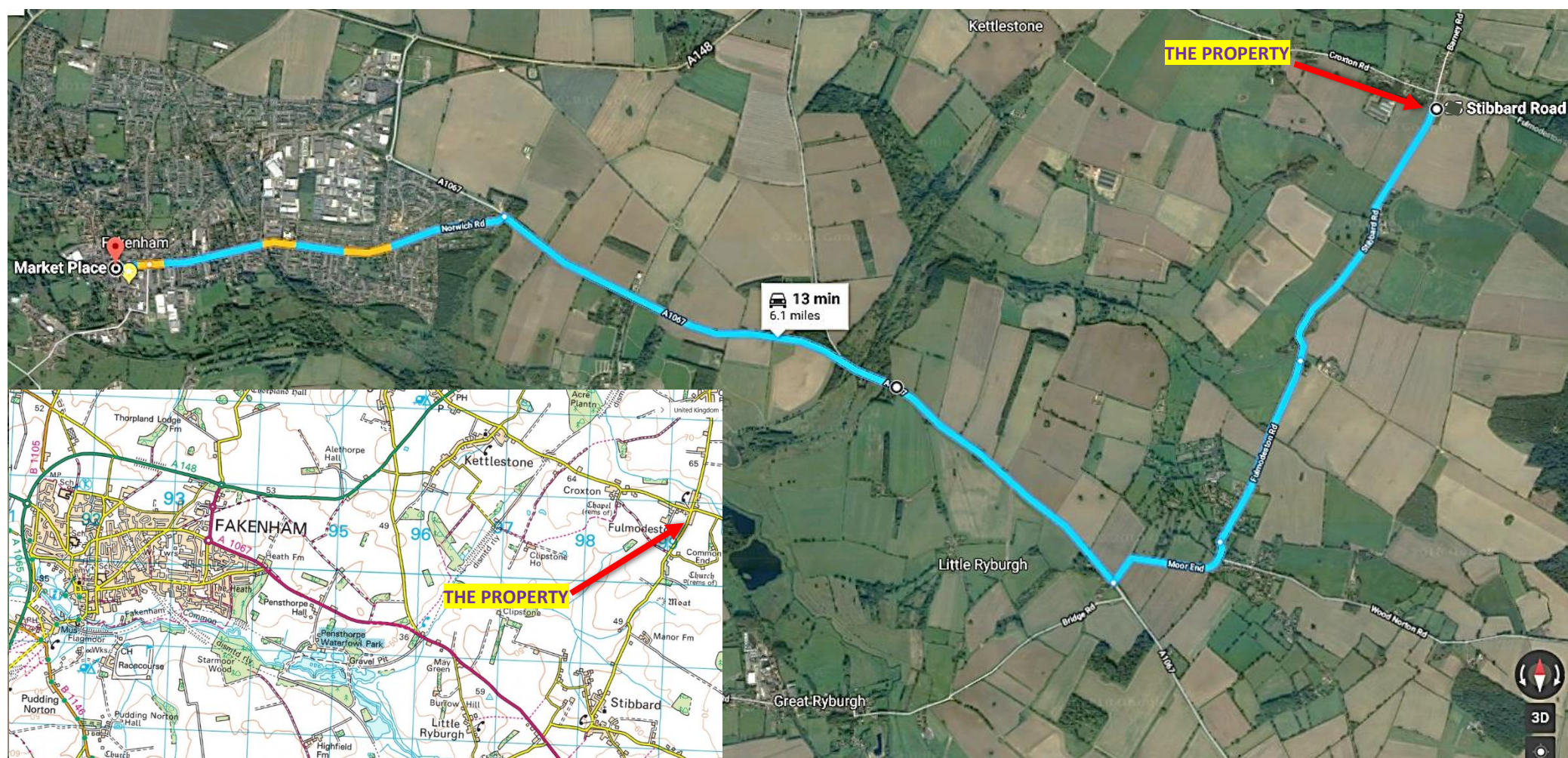
The property is located on the edge of the village, in a lovely rural position, with ample parking space and good sized Gardens immediately adjoining, and having fine panoramic views over, open farmland.

On the Ground Floor: Entrance Hall, Sitting room with Dining Area, Fitted Kitchen, Utility room and Bathroom.

First Floor: Landing and 3 Bedrooms.

Outside: Gravelled drive offering ample off street parking space. Lawned front garden, and further, good sized rear garden with lovely views over open farmland.

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



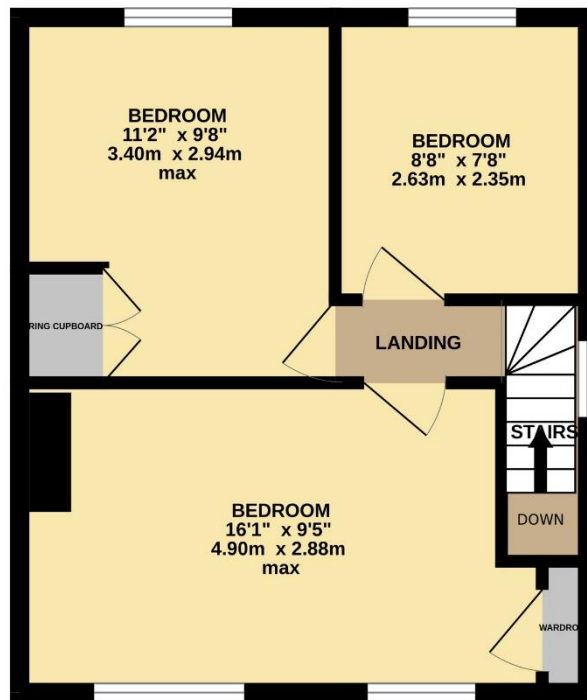
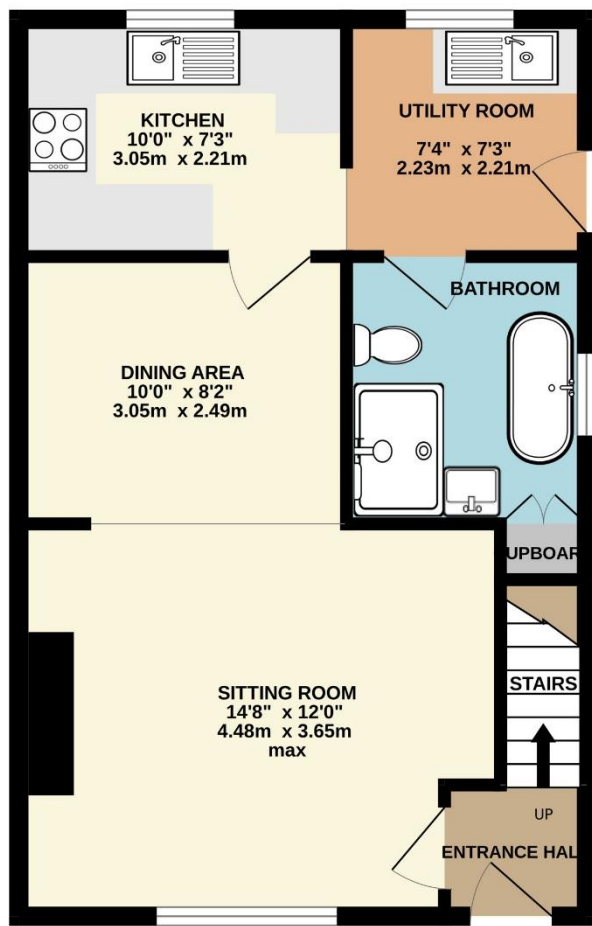
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Directions: From Fakenham take the A.1067 Norwich Road, and at 4 miles turn left at the crossroads, as signposted Stibbard. Follow the road through the village and continue for a further 2 miles into Fulmodeston. The property is on the right, as marked by a for sale board.

Location: Fulmodeston is a small rural village adjoining farmland within the Earl of Leicester's Estate belonging to Lord and Lady Hastings. The village has an historic Church, an active community hall, and there is a Primary School in the nearby village of Stibbard. The market town of Fakenham is about 6 miles to the west, and the fine Georgian town of Holt (home to the Gresham's public school), is just 9 miles distant. The City of Norwich is about 20 miles away with its international airport and rail link to London Liverpool Street. The North Norfolk coast is around 10 miles away.



Ground Floor:

Part double glazed door to;

Small Entrance Hall:

Sitting room: 14'8" x 12'0", (4.5m x 3.7m) max.

Fireplace with marble surround, hearth and timber mantle shelf. Fitted shelves. TV point. Telephone point. Vertical blinds. Covered ceiling. Wide square arch to;

Dining room: 10'0" x 8'2", (3.1m x 2.5m).

Coved ceiling. Door to;

Kitchen: 10'0" x 7'3", (3.1m x 2.2m).

Sink unit with brass pedestal mixer tap set in fitted work surface with tiled splashback, and drawers, cupboards and appliance space under. Built-in "Belling" 4 ring electric hob with "Indesit" oven under, and recirculating hood over. Matching range of wall mounted cupboard units. Spot lights, Venetian blind. Arch to;

Utility room: 7'4" x 7'3", (2.2m x 2.2m).

Stainless steel sink unit set in fitted work top with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Fitted wall unit. Hatch to roof space. Spotlights. Venetian blind. Half double glazed door to outside. Door to;

Bathroom:

Fully tiled shower cubicle with glass screens. Roll topped bath with mixer tap/shower over. Low level WC. Hand basin. Built-in double cupboard. Wainscot. Venetian blind.

First Floor:

Landing:

Hatch to roof space.

Master Bedroom: 16'1" x 9'5", (4.9m x 2.9m) max.

Built-in cupboard with slatted shelves. Ceiling light/fan.TV point.

Bedroom 2: 11'2" x 9'8", (3.4m x 2.9m).

Built-in airing cupboard with double hot water cylinder, twin fitted immersion heaters and slatted shelving. Fine views over farmland.

Bedroom 3: 8'8" x 7'8", (2.6m x 2.4m).

Lovely views across open countryside.

Outside:

To the front of the property is an attractive, lawned garden, and a long gravelled drive providing **ample off street car parking**.

To the rear is a further, good sized garden laid mainly to lawn, with paved patio area, large brick built barbecue, plum, apple and cherry trees and a timber and flet roofed **Garden Store, 13'0" x 6'0", (4.0m x 1.8m)**, with double timber entrance doors.

Outdoor oil fired central heating boiler. Oil storage tank. Outside light. Outside tap. **The garden backs directly onto open farmland, and there are fine panoramic views across open countryside.**

Services:

Mains water, electricity and drainage are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band: "B"**.

