



JOCELYN LODGE

Wood Norton Road, Stibbard, Norfolk, NR21 0EX
Guide Price £295,000

BROWN & CO

LOCATION

The popular village of Stibbard is situated five miles to the east of the busy market town of Fakenham which has a wide range of educational, leisure and shopping facilities. Stibbard itself is a traditional Norfolk village with a primary school, village hall and church. It is a good base from which to explore the surrounding countryside including the Georgian town of Holt and the beautiful north Norfolk coast. There is a village shop and restaurant in the adjacent village of Great Ryburgh and the Ordnance Arms public house nearby.

DESCRIPTION

Jocelyn Lodge is an attractive and spacious two/three bedroom bungalow that is believed to date from the early 1970s. It merits some updating after having being let for a long time. The property is set well back from the Wood Norton Road via a splayed entrance with wrought iron gates and a driveway which provides ample off road parking. There is a good garden with a front lawn bordered by shrubs and beds while to the side and rear are timber outbuildings and a greenhouse with a paved terrace alongside. Beyond lies open farmland in the direction of the parish church.

VIEWING

Viewing strictly by appointment only through the selling agent.



SPECIFICATION

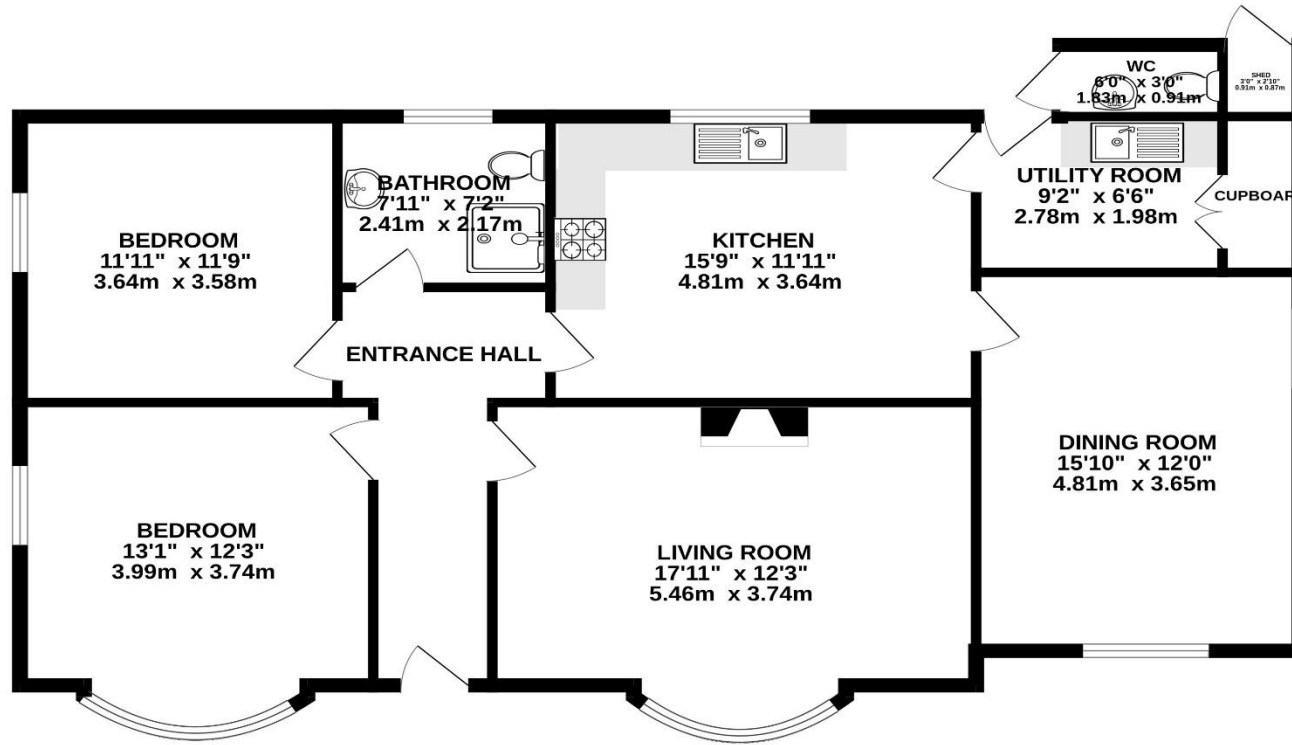
- Spacious and Flexible Accommodation
- Would Merit Improvement
- Oil Fired Central Heating
- Living Room with Fireplace and Bay window
- Fully Fitted Kitchen / Dining Room
- Two Double Bedrooms
- Third Bedroom or Living Room
- Family Bathroom
- Utility and Boiler Rooms
- Gardener's W.C. and Outbuildings
- Sheltered and South-facing Garden
- No Onward Chain

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



JOCELYN LODGE, STIBBARD

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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