



THE STORY OF

113 Fakenham Road

Great Ryburgh, Norfolk

SOWERBYS

S

THE STORY OF

113 Fakenham Road

Great Ryburgh, Norfolk,
NR21 7AQ

Detached House

Five Bedrooms

Four Reception Rooms

Integral Garage

Field Views

Utility Room

Village Location

Mature Gardens

Ample Parking

Two Bathrooms

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“...spacious, versatile and homely.”

Providing a comfortable haven for its current family owners for over a quarter of a century, this detached home with far reaching field views offers an abundance of space with delightful gardens.

Sheltered from its surroundings and nestled into its plot, this large, detached property offers a vast array of versatile accommodation. The ground floor accommodation boasts four spacious reception rooms. The living, kitchen and dining areas all provide a well-flowing space which is ideal for entertaining

family and friends alike. For those who work from home, or have a need for ground floor bedrooms, there are two further reception rooms currently used as offices. The utility space and the integral garage both offer useful space and additional storage.

It is no surprise that this home has been the hub for all the family, with five bedrooms, all generously proportioned and allowing space to host them all. Accompanying are a recently updated family bathroom on the first floor, and the downstairs shower room.





First Floor
Approximate Floor Area
787 sq. ft.



Ground Floor
Approximate Floor Area
1,196 sq. ft.
(111.12 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.

In the time the current owners have been at Fakenham Road, they have put much effort into creating a haven for gardeners, and those who enjoy spending time outdoors. The front garden is adorned by raised planters and bordered with mature hedging, enhancing the privacy. The rear garden is equally as delightful, with far-reaching field views and flowerbeds offering colour and depth to the garden.

This home offers a wealth of space and makes the ideal family home. For those looking to settle into a home and make it their own, 113 Fakenham Road is the perfect opportunity.



ALL THE REASONS



Great Ryburgh

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village, Great Ryburgh is four miles east of Fakenham.

Great Ryburgh is a very active village and has a community shop and post office, a village hall, large playing field, and a beautiful historic round tower church.

School buses transport Great Ryburgh students to All Saints Primary School, Stibbard, and Fakenham Academy. The village is also within easy access of King's Lynn and Norwich both of which have mainline rail links to London.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Both Great Ryburgh and Fakenham are brilliant locations, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, this area is enjoying a renaissance and offers a superb place to call home.



Note from Sowerbys



Sitting room

“...a comfortable haven for all the family.”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. A gas supply is available but not currently used.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0450-3035-5207-3324-5204

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: ///darts.shorts.shrub

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL