



**Sunnyside,  
10 Croxton Road,  
Croxton.  
Fulmodeston.  
NR21 ONP.**

**To Let for 6 months.  
Rent: £1000 pcm**

**Deposit: £1000**

An attractive, individual, double bay fronted, detached bungalow with oil fired centrally heated and double glazed 3 bed roomed accommodation.

The property is set in its own good sized garden with lawn, shrubs & trees surrounding.

Situated in a lovely South-facing, rural position opposite open farmland, just outside Fakenham.

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

**Directions:** From Fakenham take the A.148 Holt Road, for 4½ miles to Little Snoring, turn right at the crossroads, (just before the "Green Man" Public House, and follow the road out of the village. Continue over the bridge and the property is on the left.

**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.



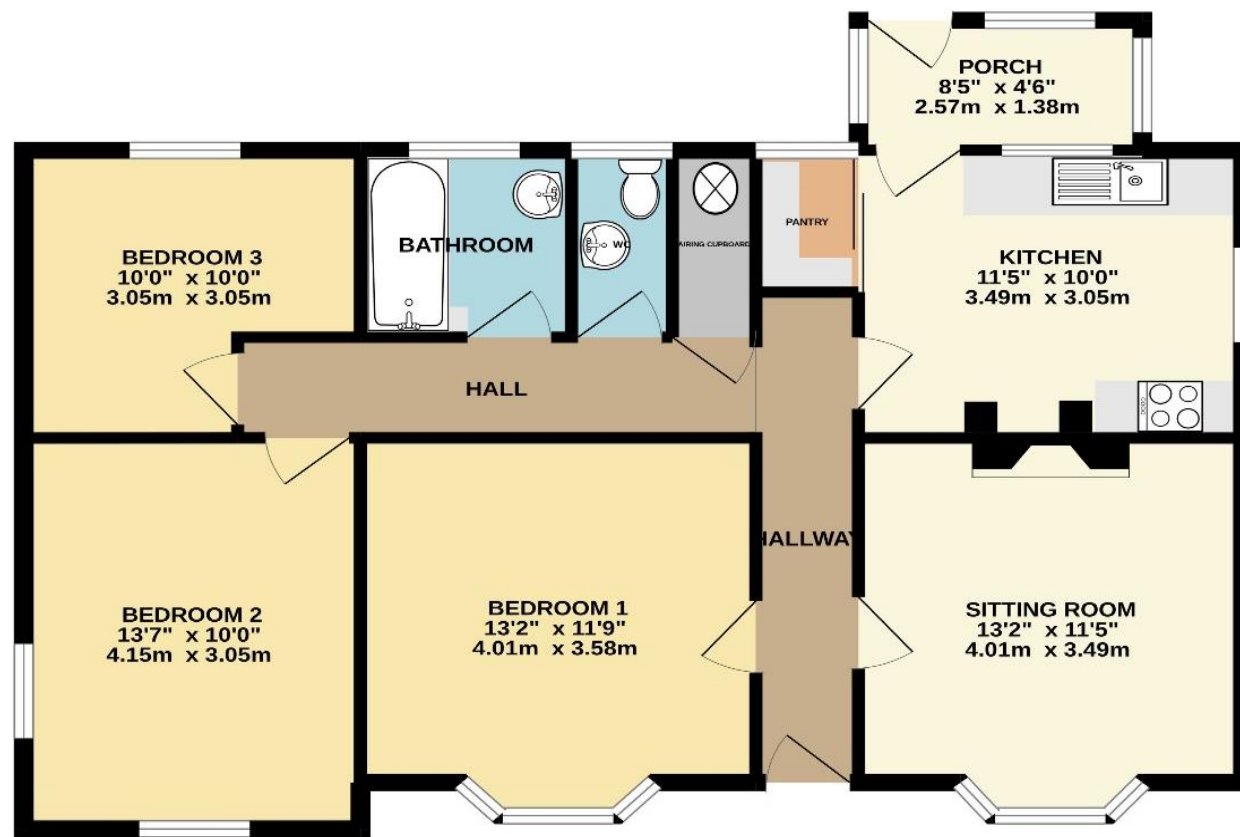
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Half double glazed door to;

**Entrance Hall:**

Telephone point. Hatch to roof space. Deep built-in airing cupboard with hot water cylinder, fitted immersion heater, slatted shelves and automatic light.

**Sitting room: 13'2" x 11'5", (4.0m x 3.5m), (max).**

Double glazed bay window. Open tiled fireplace with tiled heath and mantle shelf. TV point, telephone point, 2 wall lights and centre light.

**Kitchen: 11'5" x 10'0", (3.5m x 3.0m).**

Stainless steel sink unit with mixer tap, set in fitted worktop with tiled surround and drawers and cupboards under. 4-ring electric hob with oven under and stainless-steel extractor hood over. Further worktop with tiled surround and cupboards under. Sliding door to shelved and ventilated larder cupboard with electric light. TV point. Strip lights. Roller blinds. Door to;

**Rear Porch:**

with appliance space and plumbing for washing machine. Tiled floor. Timber panelled ceiling. Half glazed door to garden.

**Bathroom:**

Coloured suite with panelled bath, part tiled surround and shower over. Pedestal hand basin with mirror and shaver point over. Fitted shelves. Heated towel rail. Roller blind.

**Separate WC:**

Low level WC. Hand basin and tiled splash back.

**Bedroom 1: 13'2" x 11'9" (4.0m x 3.6m).**

**Bedroom 2: 13'7" x 10'0", (4.1m x 3.0m).**

Double aspect.

**Bedroom 3: 10'0" x 10'0", (3.0m x 3.0m)**

Telephone point.

**Outside:**

To the front of the property is a good sized lawned garden, screened from the road by mature trees and shrubs.

Timber and tiled **Summer House 8'0" x 8'0", (2.4m x 2.4m).**

To the side of the property there are further shrubs and a **Greenhouse 12'0" x 5'7", (3.7m x 1.7m).**

To the rear of the property there is a brick built **Shed 7'8" x 7'3", (2.3m x 2.2m)**, with electrical connection and shelved recess.

**Services:**

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

**District Authority:**

North Norfolk District Council, Cromer. Tel: (01263) 513811

**Tax Band: "D".**

**EPC: TBA.**

