



**3a Stibbard Road,  
FULMODESTON.  
NR21 0LZ.**

**Offers sought in the region of  
£225,000  
Freehold**

**Non-estate, terraced modern House with electrically heated and mainly double glazed accommodation including; Entrance Hall, Sitting room, Conservatory, Fitted Kitchen, 2 Bedrooms and Bathroom.**

**The property has the benefit of an open plan front garden, a well enclosed rear garden, parking space and Garage.**

**Located in the centre of the village, opposite the historic Church, and within easy walking distance of the Village Hall and open farmland.**

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



**THE PROPERTY**



**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, opposite the Church in the middle of the village.

**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.

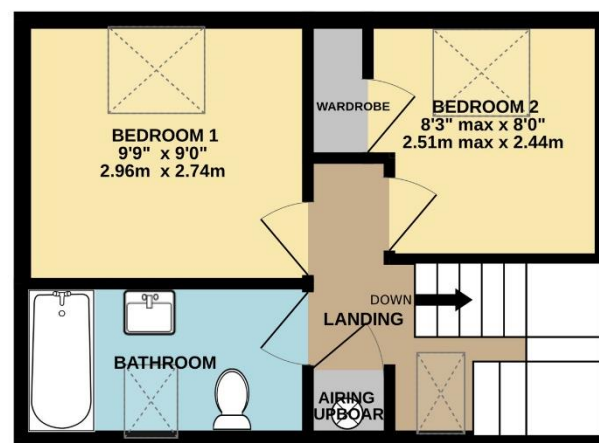
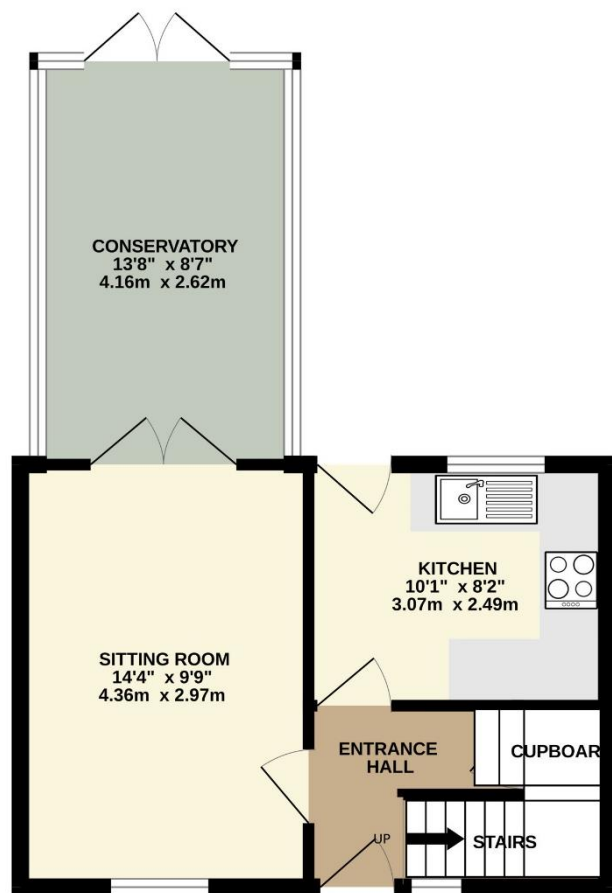
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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**Ground Floor:**

Part glazed front door to;

**Entrance Hall:**

"Dimplex" night storage heater. Under stairs cupboard.

**Sitting room: 14'4" x 9'9", (4.4m x 3.0m).**

"Unidare" night storage heater. Laminate floor. TV point. Telephone point. Roller blind. Twin double glazed doors to;

**Conservatory: 13'8" x 8'7", (4.2m x 2.6m).**

Polycarbonate roof. Laminate floor. Electric light/fan. Twin double glazed doors to rear garden.

**Kitchen: 10'1" x 8'2", (3.1m x 2.5m).**

Stainless steel sink unit with pedestal mixer tap set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. "Bosch" 4 ring electric hob unit with stainless steel cooker hood over, and "Bosch" oven under. Matching range of wall mounted cupboard units. "Goldair" wall mounted electric convector heater. Half glazed door to outside.

**First Floor:**

**Landing:**

"Creda" night storage heater. Built-in airing cupboard with double, factory lagged hot water cylinder, twin fitted immersion heater and slatted shelving. Hatch to roof space. "Velux" roof light with fitted blind.

**Bedroom 1: 9'9" x 9'0", (3.0m x 2.7m).**

"Unidare" panel heater. "Velux" roof light with fitted blind.

**Bedroom 2: 8'3" x 8'0", (2.5m x 2.4m) max.**

Built-in wardrobe cupboard with fitted shelf and hanging rail. "Velux" double glazed roof light with fitted blind, and attractive rural view.

**Bathroom:**

White suite of panelled with tiled surround, "Triton" shower fitting and glass screen over. Low level WC. Pedestal hand basin with tiled splashback, glass shelf and mirror over. "Dimplex" wall mounted electric convector heater. "Velux" roof light with fitted blind.

**Outside:**

To the front of the property is a mainly lawned, open plan garden with flower and shrub borders and path leading to the front door.

Immediately to the rear is a paved patio, and a well fenced mainly lawned garden with further flower and shrub borders.

A pedestrian gate leads to a shared path, and then to the parking area, where there is a **car parking space** in front of an end-terraced, brick & tiled **Garage, 16'2" x 9'2", (4.9m x 2.8m)**, with up & over door and concrete floor.

**Services:**

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

**District Authority:**

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

**Tax Band: "A"**

**EPC: TBA.**

**Note:**

There is a restriction preventing the property being used for commercial holiday letting. Long term letting and holiday use by the owner, family & friends is allowed.

