

THE STORY OF

# The Conifers

*Stibbard, Norfolk*

SOWERBYS



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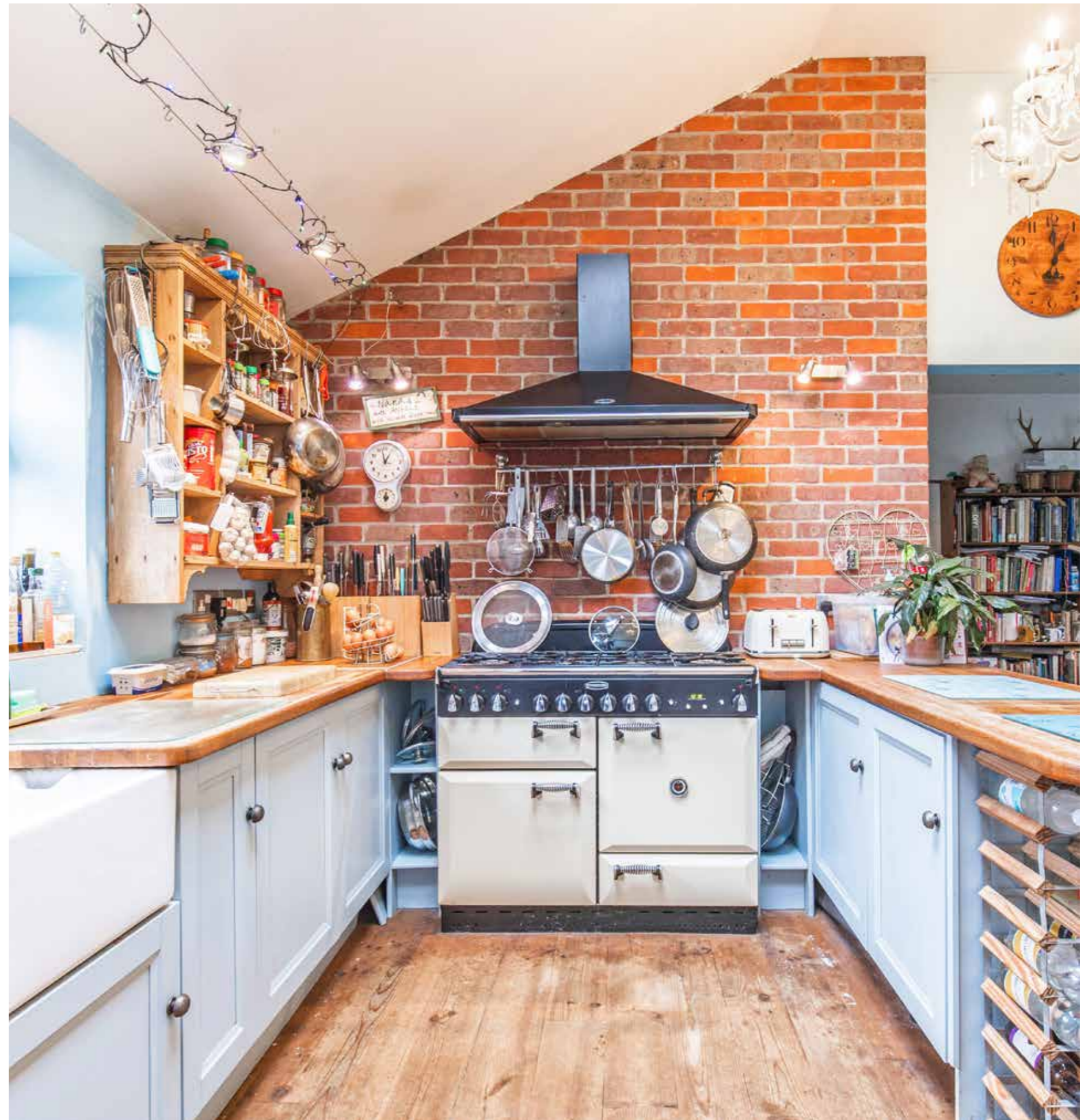
# The Conifers

Stibbard, Norfolk  
NR21 0EJ

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- Detached Four Bedroom Bungalow
  - Extended Accommodation
  - Contemporary Kitchen/Dining Room
  - Generously Sized Sitting Room
  - Two Bathrooms
  - Ample Parking to Front Drive
  - Generous Size Outbuilding
  - Garden
  - Chain Free
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The Conifers has been extended to provide a generous size, single storey accommodation to our vendors and their family.

Situated on a no through road, The Conifers sits back in its plot. Entering via the reception hall you are immediately drawn to the hub of the property, the kitchen. A beautifully sociable space, combining exposed red brick, wood flooring and room for the family to sit around the table enjoying each other's company. The lounge is another space where family is at the heart of the home, room for all to snuggle around the wood burning stove when the temperatures drop, or to open up the double doors and bring the outside in, when the sun shines.

The four bedrooms serve our vendors well and the four piece bathroom with its free-standing bath is another modernised addition.

There is ample parking to the front of the property and the garden to the rear is mainly lawned. The outbuilding situated in the rear garden could be useful for those buyers looking to work remotely or simply for those hobbies that can be enjoyed without having to clear away your efforts.

It is time for our vendors and their family to move on and for the next custodian to continue to put their stamp on this deceptively spacious home, where family is at its heart.





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. Copyright V360 Ltd 2023 | www.houseviz.com

# Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



## Note from Sowerbys



“The property is in close proximity to Fakenham with easy reach to Holkham, Thursford and Norwich.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 0300-2516-0210-2804-6121

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: ///samplers.bravo.insert

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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