



Fakenham Road, Great Ryburgh, Fakenham, NR21 7AW

welcome to

Fakenham Road, Great Ryburgh, Fakenham

Welcoming this spacious 5-bed family home (2300 sq ft) set over three floors, featuring updated kitchen, woodburner lounge, study and stunning garden. With garage, workshop and driveway, located in popular Great Ryburgh close to amenities.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Two radiators, door and two windows to the front of the property.

Shower Room

Mira fountain shower, WC, wash hand basin, shaver socket, boiler and radiator.

Lounge

16' 9" x 14' (5.11m x 4.27m)

Fireplace with oak beams and parment tiles, radiator, TV point, patio doors to the rear and uPVC window to the front and rear of the property.

Dining Room

13' 9" x 9' 9" (4.19m x 2.97m)

Built in pantry, TV point, radiator and uPVC window to the side and rear of the property.

Kitchen

15' 8" x 14' 1" (4.78m x 4.29m)

Kitchen with wall and base units, double eye level oven, induction hob, extractor, integrated dish washer, sink with drainer and mixed tap, breakfast bar, two radiators and uPVC windows to the front and rear of the property.

Utility Room

Butler sink, wash machine, radiator, door and two windows to the rear of the property.

Landing

Radiator and uPVC window to the front of the property.

Bedroom One

14' x 9' 6" (4.27m x 2.90m)

Fitted wardrobes, dressing room, radiator, exposed floor boards, airing cupboard and 3 windows to the rear and side of the property.

En Suite

Suite comprising of shower cubicle, shaver socket, WC and wash hand basin.

Bedroom Two

14' x 9' 9" (4.27m x 2.97m)

Radiator, TV point, wash hand basin, vanity and window to the rear of the property.

Bedroom Three

11' x 6' 6" (3.35m x 1.98m)

Radiator and window to the rear of the property.

Office

15' 4" x 6' (4.67m x 1.83m)

Storage in eaves and uPVC window to the front of the property.

Second Landing

Galleried landing and uPVC velux to the front of the property.

Bedroom Four

15' 9" x 12' 5" (4.80m x 3.78m)

Storage cupboard, sloping ceilings, radiator and uPVC window to the rear of the property.

Bedroom Five

17' 1" x 11' 9" (5.21m x 3.58m)

Radiator and window to the side of the property.

Study

13' 9" x 10' (4.19m x 3.05m)

Radiator and uPVC window to the front and rear of the property.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, vanity, heated towel rail, tiled walls and window to the rear of the property.

Garage

16' 4" x 9' 10" (4.98m x 3.00m)

Up and over door, power, lighting, personnel door, inspection pit, door to

Workshop

16' 4" x 5' 7" (4.98m x 1.70m)

With door and window to the garden, power and light sources.

Outside

The property is approached by a shingle driveway which provides ample off road parking and leads to the garage and attached workshop. There is a pedestrian door to the garden which wraps the property and offers a high degree of privacy. The garden is enclosed and mainly laid to lawn with patio seating area, mature shrubs and flowers and a garden shed.



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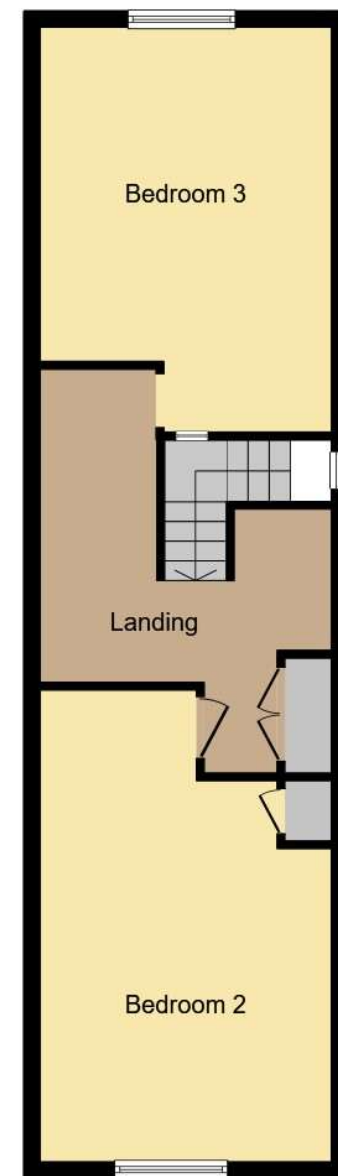




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Fakenham Road, Great Ryburgh, Fakenham

- DETACHED FAMILY HOME
- ACCOMODATION EXTENDING TO OVER 2300 SQFT
- SIZEABLE PLOT
- UTILITY ROOM
- SEPERATE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM108079](https://www.williamhbrown.co.uk/Property/FKM108079)



Property Ref:
FKM108079 - 0028

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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