



**103 Fakenham Road, Great Ryburgh**  
**Offers in Excess of £200,000**

**BELTON DUFFEY**



# 103 FAKENHAM ROAD, GREAT RYBURGH, NORFOLK, NR21 7AQ

A charming brick and flint cottage with spacious 2 bedroom, 2 reception room accommodation and a small partly walled garden bordering a stream. No chain.

## DESCRIPTION

103 Fakenham Road is a charming semi detached brick and flint period cottage situated in an attractive setting bordering a stream in the heart of the popular community rich village of Great Ryburgh. The property has spacious flexible accommodation comprising a kitchen/dining room, study and sitting room with a landing upstairs leading to 2 double bedrooms and a well appointed bathroom. Further benefits include electric radiator heating, an impressive exposed brick fireplace in the sitting room and pine latch doors.

Outside, the cottage is set back from the road behind a small partly walled garden that wraps around the property to the front and side with a lawn, well stocked plant beds and bordering a stream.

103 Fakenham Road is being offered for sale with no onward chain and would be ideal for owner occupation, as a second/holiday home or as an investment vacation or long term let.

## SITUATION

Great Ryburgh is an attractive rural village 4 miles to the south east of the market town of Fakenham. The River Wensum flows through the village - the largest chalk fed river in Norfolk categorised as an SSSI (Site of Special Scientific Interest) and an SAC (Special Area of Conservation). The village has a Post Office stores, Parish Church with round tower dating back to Saxon times, fish and chip shop and numerous village organisations.

The nearby town of Fakenham offers an excellent range of shopping facilities and schooling with a weekly market on Thursdays with the North Norfolk Coast, an area of outstanding natural beauty, some 14 miles to the north. The larger centres of King's Lynn and Norwich are also within easy driving distance. Bus services run from the village to the ever popular Stibbard primary school and Fakenham Academy.

## KITCHEN/DINING ROOM

4.02m x 3.00m (13' 2" x 9' 10")

A partly glazed timber entrance door leads from the garden into the kitchen/dining room with a range of cream shaker style base and wall units with oak block worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and ceramic hob with a stainless steel extractor hood over, spaces and plumbing for white goods. Fitted pine corner cupboard, tiled flooring, electric radiator and double aspect windows overlooking the gardens to the front and side. Door leading into:



## **STUDY**

3.00m x 2.38m (9' 10" x 7' 10")

Tiled flooring, window and a partly glazed timber door leading outside to the side of the property.

## **SITTING ROOM**

4.96m x 4.33m (16' 3" x 14' 2")

Impressive full height exposed brick fireplace with a pamment tiled hearth (existing stove excluded from the sale), electric radiator, fitted display shelves. Triple aspect windows to the front and sides, staircase leading up to the first floor landing.

## **FIRST FLOOR LANDING**

Built-in storage cupboard, exposed pine floorboards, window to the front and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

4.33m x 3.92m (14' 2" x 12' 10")

Double aspect windows to the front and side, built-in storage cupboard, recess with hanging rail, electric radiator and loft hatch.

## **BEDROOM 2**

3.38m x 2.97m (11' 1" x 9' 9")

Electric radiator and a window to the side.

## **BATHROOM**

3.03m x 1.95m (9' 11" x 6' 5")

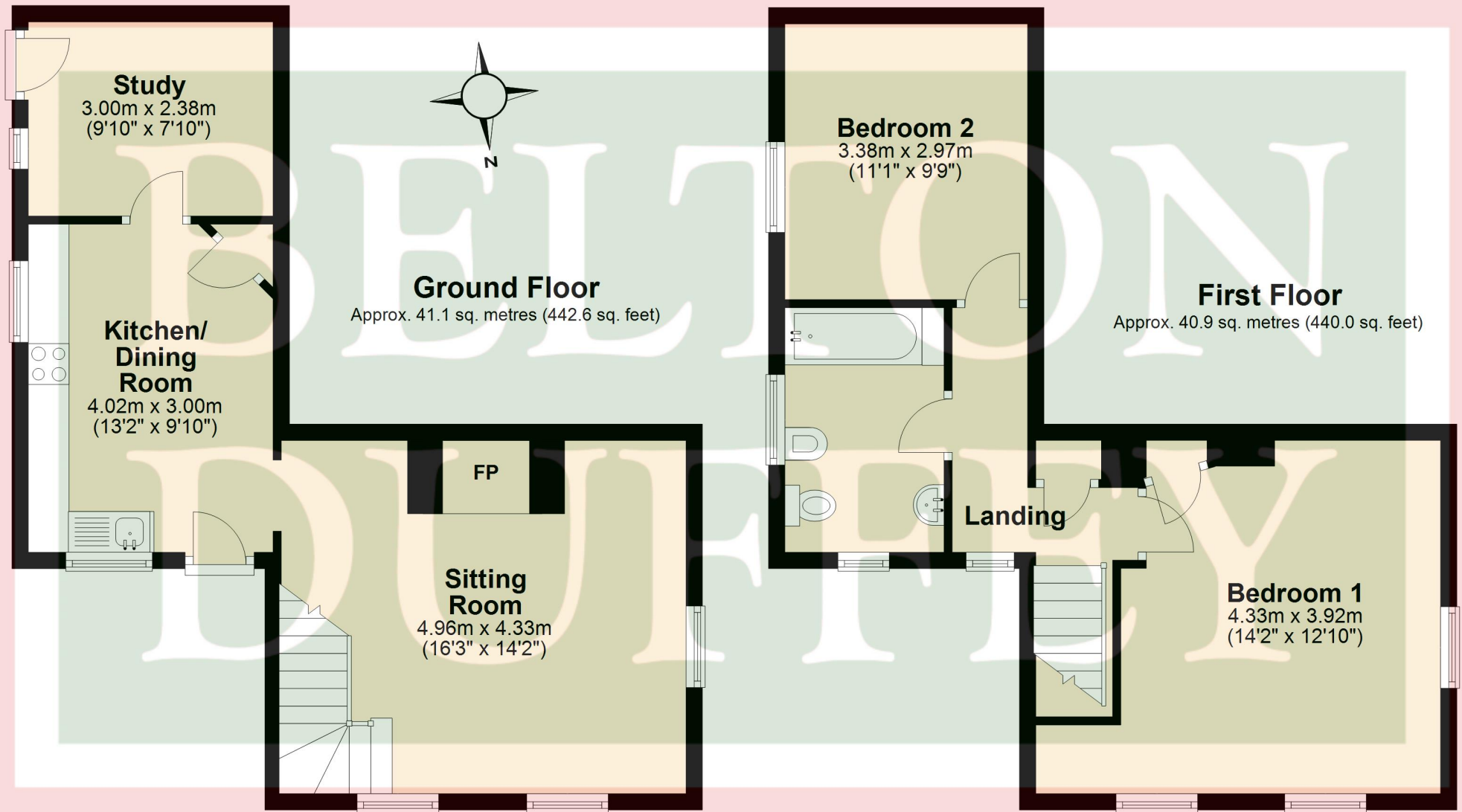
A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, vanity storage unit incorporating a wash basin, bidet and WC. Vinyl flooring, partly tiled walls, chrome towel radiator and a window to the side.

## **OUTSIDE**

Number 103 is set back from the road behind a low brick and flint wall with a picket gate opening onto the garden comprising a lawn with well stocked plant borders and a paved pathway to the front entrance door, outside light. The pathway continues to the side of the property which borders a stream with hardstanding for refuse bin storage and access to the side door to the study.

## **DIRECTIONS**

Proceed out of Fakenham on the B1146 Dereham Road and continue along this road for approximately 2 miles and turn left, signposted Great Ryburgh. Proceed into the village continuing for approximately 100 yards where you will see the property on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.



Total area: approx. 82.0 sq. metres (882.6 sq. feet)

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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