



**Church View, Stibbard**  
**Guide Price £599,950**

**BELTON DUFFEY**





# CHURCH VIEW, FULMODESTON ROAD STIBBARD, NORFOLK, NR21 0LT

A superb detached house with flexible 5 bedroom accommodation situated in a charming setting in 0.36 acre gardens (sts) with views of the church tower.

## DESCRIPTION

Church View is a superb detached house built in the 1980s in a charming setting overlooking countryside and the village's fine 14th century church tower.

The property has immaculately presented family sized accommodation comprising a porch, entrance hall, kitchen with a separate utility, dining room, sitting room and a shower room. Upstairs, the first floor landing leads to 5 bedrooms, 1 currently used as a study, and a family bathroom. Further benefits include a wood burning stove in the sitting room, oil-fired central heating and UPVC double glazed windows and doors throughout.

Church View is set well back from the road behind a well stocked front garden with an extensive driveway to the side leading to the double garage. The good sized rear garden has been attractively landscaped with a paved terrace, neat lawn and a meadow orchard garden to the rear. The gardens and grounds are a delight and amount to approximately 0.36 acre (subject to survey).

## SITUATION

Stibbard is a rural village surrounded by undulating and well-wooded countryside, with a mixture of cottages, period houses and modern properties, with the benefit of a primary school, Parish Church, village hall (with a weekly Community Coastal Supermarket) and a Thai restaurant, The Ordnance Arms.

The village is conveniently located 4 miles east of the market town of Fakenham with the Georgian market town of Holt 13 miles to the north east. The Cathedral City of Norwich is approximately 21 miles to the south east with its mainline station to London Liverpool Street and airport with good international links via Amsterdam Schiphol. The north Norfolk coast, an Area of Outstanding Natural Beauty, is also easily accessible from the village - a 20 minute drive to Blakeney.

## PORCH

A semi-glazed UPVC door with fixed window to the side leads from the front of the property into the porch with a tiled floor, windows to the sides and a door leading into:

## ENTRANCE HALL

Staircase leading up to the first floor landing, radiator, Amtico floor tiles, window to the porch and doors to the kitchen, dining room and sitting room.







## **KITCHEN**

3.8m x 3m (12' 6" x 9' 10")

A range of beech base and wall units including glass fronted cupboard with laminate worktops incorporating a stainless steel sink unit with a mixer tap, subway tiled splashbacks. Cooker space with an extractor hood over, integrated fridge. Radiator, tiled floor, ceiling spotlights, window to the front and a door leading into:

## **UTILITY ROOM**

Laminate wall unit and worktop with spaces and plumbing for a washing machine and dishwasher/or tumble dryer under, radiator, tiled floor, window and a glazed UPVC door leading outside to the rear garden. Doors to the ground floor shower room and garage.

## **DINING ROOM**

4m x 2.9m (13' 1" x 9' 6")

Radiator and double aspect windows overlooking the rear garden.

## **SITTING ROOM**

6.6m x 3.45m (21' 8" x 11' 4")

A good sized double aspect sitting room with a window to the front and UPVC French doors with fixed windows to the sides leading outside to the rear garden. Red brick fireplace housing a wood burning stove on a pamment tiled hearth with an oak beam over, 2 radiators.

## **GROUND FLOOR SHOWER ROOM**

A white suite comprising a shower cubicle with an Aqualisa power shower, pedestal wash basin and WC. Tiled floor and walls, chrome towel radiator, shaver point and light, window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

Galleried landing with a dormer window to the front, radiator, loft hatch and doors to the bedrooms and family bathroom.

## **BEDROOM 1**

5.55m x 3.25m (18' 3" x 10' 8")

Built-in shelved airing cupboard housing the hot water cylinder, radiator, and a Velux window with fine far reaching views overlooking the rear garden and church tower.

## **BEDROOM 2**

3.55m x 3.45m (11' 8" x 11' 4")

Extensive range of fitted wardrobe cupboards and a dressing table, radiator and a dormer window to the rear with fine far reaching views overlooking the rear garden and church tower.







### **BEDROOM 3**

3.45m x 2.9m (11' 4" x 9' 6")

Extensive range of fitted wardrobe cupboards and a dressing table, radiator and a dormer window to the front.

### **BEDROOM 4**

3m x 2.85m (9' 10" x 9' 4")

Built-in wardrobe cupboard with mirrored sliding doors, radiator and a dormer window to the front.

### **BEDROOM 5/STUDY**

2.9m x 2.6m (9' 6" x 8' 6")

Currently used as a study. Radiator and a dormer window with fine far reaching views overlooking the rear garden and church tower.

### **FAMILY BATHROOM**

A white suite comprising a panelled bath with a hand held sprinkler attachment, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and walls, chrome towel radiator, shaver point and light, window to the rear with obscured glass.

### **OUTSIDE**

Church View is set well back from the road and is approached over an extensive gravelled driveway providing parking for several vehicles and leading to the double garage. An attractively landscaped garden to the side has hedged and fenced boundaries, well stocked beds and a low retaining wall with steps leading up to a paved terrace to the front porch with outside light.

A pedestrian gate to the side leads to the rear garden which has been divided into 2 distinct areas. The first comprises an extensive paved terrace immediately behind the property and opening out from the sitting room and utility with a good sized lawn beyond. Hedged and fenced boundaries with well stocked beds, central limestone chipped feature with a cloud tree and a paved walkway to the side where there are raised fruit and vegetable beds, potting shed and a summer house. Outside lighting.

A trellis fence with a trellis archway leads to an attractive meadow/orchard garden to the rear interspersed with 8 fruit trees trees, mown walkways, gravelled and paved terrace and a large timber shed/workshop.

The gardens and grounds are a delight and amount to approximately 0.36 acre (subject to survey).





## **DOUBLE GARAGE**

6.3m x 5.6m (20' 8" x 18' 4")

2 electric up and over doors to the front and an electric up and over door to the rear allowing drive through access to the rear garden. Power and light, water tap, oil-fired boiler and a connecting door to the utility room.

## **DIRECTIONS**

Leave Fakenham in the A1067 heading towards Norwich, and after approximately 3 miles, turn left, signposted Stibbard. Head into the village, follow the road round to the left and keep right at the fork in the road onto Fulmodeston Road. Continue for approximately 200 yards and you will see the property set well back from the road on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

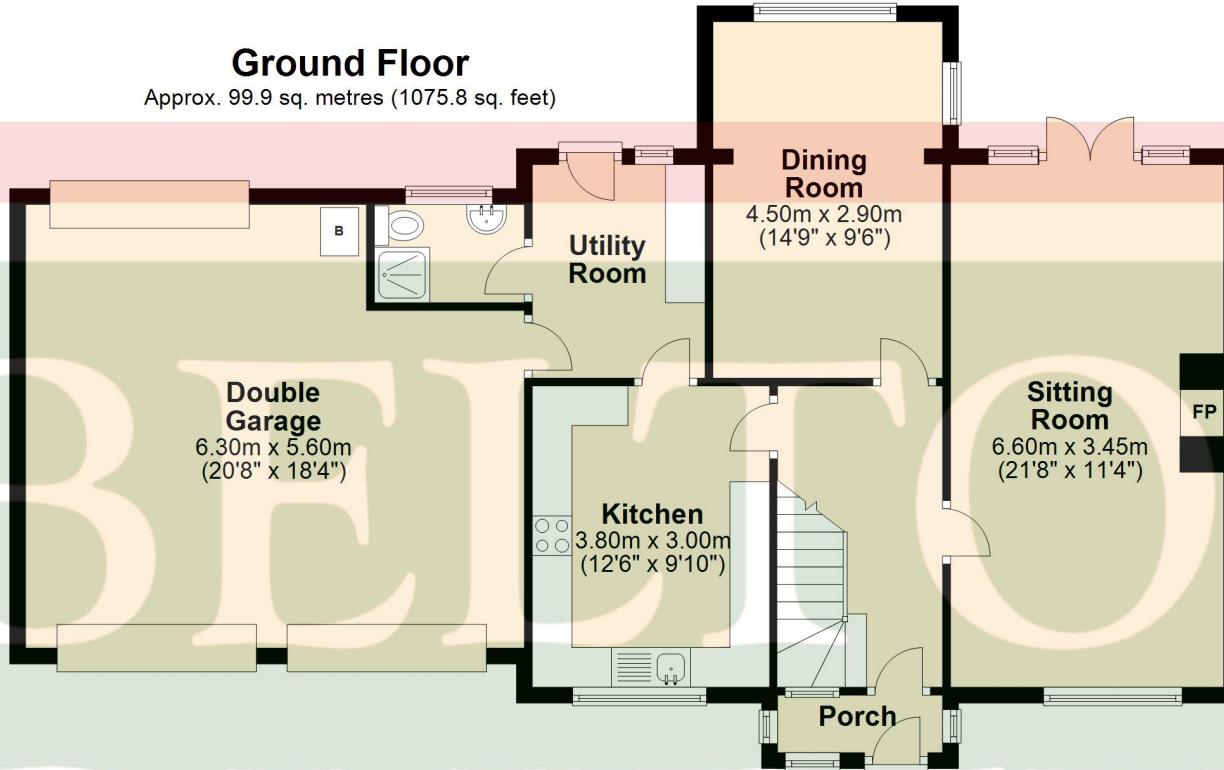
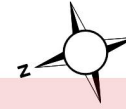
Strictly by appointment with the agent.





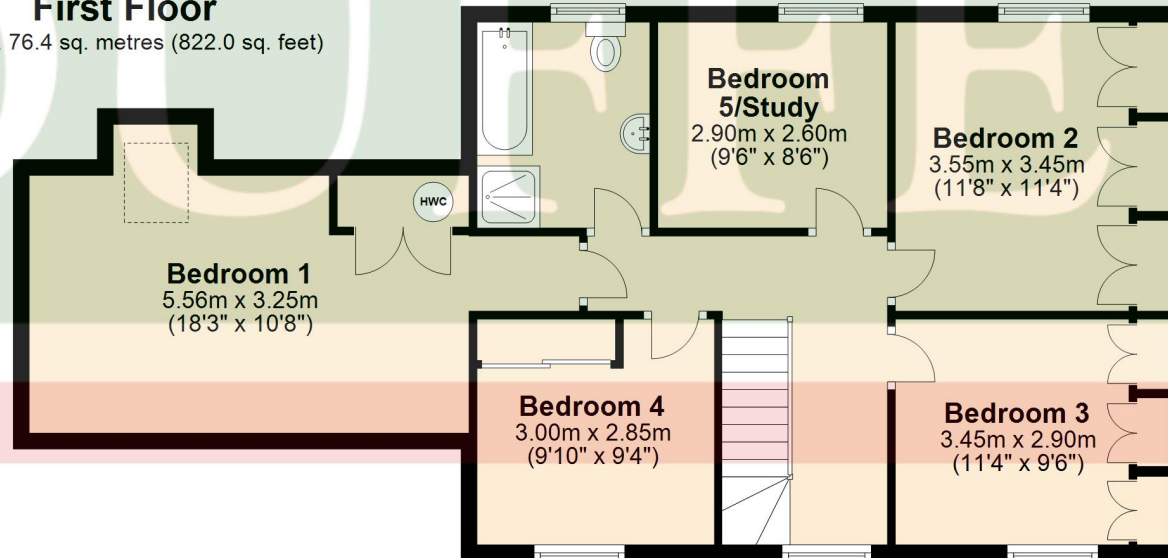
## Ground Floor

Approx. 99.9 sq. metres (1075.8 sq. feet)



## First Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



Total area: approx. 176.3 sq. metres (1897.8 sq. feet)





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