



13 Fakenham Road, Great Ryburgh
Guide Price £230,000

BELTON DUFFEY

13 FAKENHAM ROAD, GREAT RYBURGH, NORFOLK, NR21 7AW

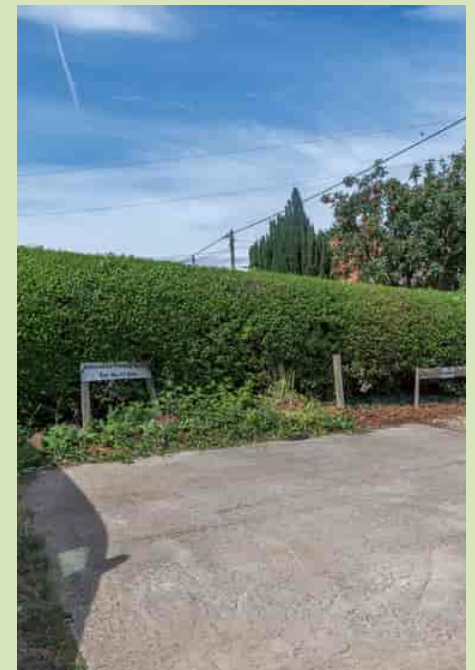
A charming 2 bedroom semi-detached period cottage in heart of the village with an attractive south facing garden and parking.

DESCRIPTION

13 Fakenham Road is a charming semi-detached period cottage situated in a tucked away location in the heart of the community rich village of Great Ryburgh. The cottage has an attractively landscaped south facing courtyard garden and 2 allocated parking spaces with the further benefit of UPVC double glazing throughout, a fireplace housing a wood burning stove in the sitting room and gas-fired central heating.

The well presented accommodation comprises a sitting/dining room and a well appointed kitchen with a galleried landing upstairs leading to 2 double bedrooms and a luxury bathroom with a roll top bath and shower cubicle.

13 Fakenham Road would equally suit both buy-to-let investment buyers or those looking for a characterful 2 bedroom home in a vibrant village conveniently located for local market towns.



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.

SITTING/DINING ROOM

5.14m x 3.91m (16' 10" x 12' 10")

A partly glazed composite entrance door leads from the front of the property into the spacious sitting/dining room with an impressive exposed brick fireplace housing a wood burning stove on a stone tiled hearth, 2 radiators. Staircase leading up the first floor landing, space for coat hooks and shoe storage etc, recessed ceiling lights, window to the front aspect and a partly glazed door leading into:

KITCHEN

3.87m x 2.40m (12' 8" x 7' 10")

A range of cream Shaker style base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit with mixer tap, tiled splashbacks. Cooker space with gas connection and stainless steel extractor hood over, spaces and plumbing for a washing machine, dishwasher and freestanding fridge freezer.

Vaillant gas-fired boiler providing heating and hot water, ceramic floor tiles, 2 windows overlooking the courtyard garden and French doors leading outside.

FIRST FLOOR LANDING

2.53m x 2.13m (8' 4" x 7' 0")

Galleried first floor landing, Velux window and doors to the 2 bedrooms and bathroom.



BEDROOM 1

3.86m x 2.39m (12' 8" x 7' 10")

Radiator, laminate flooring and a south facing window overlooking the garden.

BEDROOM 2

3.95m x 2.48m (13' 0" x 8' 2")

Laminate flooring, radiator and window to the front aspect.

BATHROOM

2.55m x 1.69m (8' 4" x 5' 7")

A luxury suite comprising a roll top bath with a traditional shower mixer tap, shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Ceramic floor tiles and splashbacks, chrome towel radiator, extractor fan and a window to the front aspect with obscured glass.

OUTSIDE

13 Fakenham Road is approached via a pedestrian right of way over a gravelled driveway which leads to the entrance door and further to a tall gate to the rear courtyard garden. The garden has been attractively landscaped to be low maintenance with a small Indian sandstone patio opening out from the kitchen French doors and steps leading up to a limestone chipped terrace. Raised plant borders bounded by sleepers, high fenced and walled boundaries, outside power socket and lighting.

A few yards further along Fakenham Road, there is a designated double parking bay with concrete hardstanding.

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 a third of a mile where you will see the property on the right-hand side, behind the green metal gate, opposite the entrance to Crisp Malt.

OTHER INFORMATION

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

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

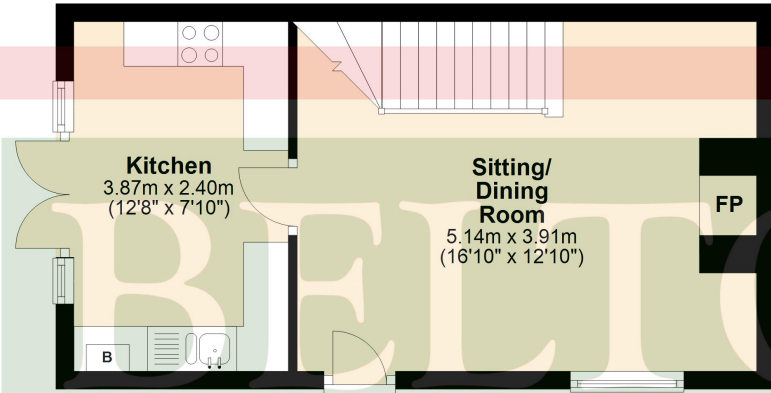
TENURE

This property is for sale Freehold.

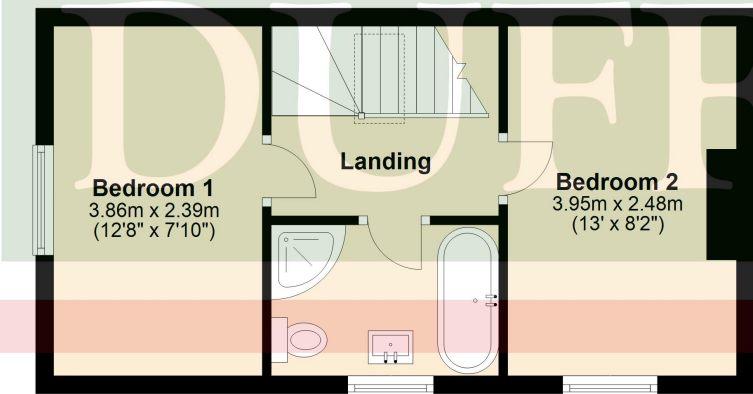
VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor
Approx. 29.7 sq. metres (320.1 sq. feet)

Total area: approx. 59.5 sq. metres (640.2 sq. feet)





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