



12 Highfield Close, Great Ryburgh
Offers in Excess of £390,000

BELTON DUFFEY



12 HIGHFIELD CLOSE, GREAT RYBURGH, NORFOLK, NR21 7AT

A detached bungalow with well presented 3 bedroom, 2 bathroom accommodation and a conservatory, standing in quarter acre gardens (sts) with a garden studio building.

DESCRIPTION

12 Highfield Close is a modern detached bungalow situated in a quiet cul de sac position in the popular amenity rich village of Great Ryburgh. Delightful gardens amounting to approximately quarter of an acre (subject to survey) wrap around to the property to the side and rear with driveway parking and a timber studio building, currently used as a home office/hobbies room.

The spacious living accommodation is well presented and comprises an entrance hall, kitchen/dining room and a sitting room with French doors to the conservatory which overlooks the rear garden. The principal bedroom has an en suite shower room and there are 2 further bedrooms, a bathroom and cloakroom. The property also benefits from UPVC double glazed windows and doors throughout, gas-fired central heating and underfloor heating in the conservatory.

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, The Blue Boar -a traditional 17th century English village inn, Parish Church with round tower dating back to Saxon times, fish and chip shop and numerous village organisations. For the last 2 centuries, Great Ryburgh has been home to a maltings which was formerly served by a station starting at Wymondham and ending in Wells-next-the Sea. The reinstating of the line is proposed for restoration through the Norfolk Orbital Railway, potentially to serve a reinstated station at Fakenham.

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.

ENTRANCE HALL

A partly glazed UPVC door with a storm porch over and fixed window to the side leads from the side of the property into the entrance hall with 2 built-in storage cupboards, 2 radiators, tiled flooring and a hatch to the loft (where the gas-fired combi boiler is located).



KITCHEN/DINING ROOM

5.47m x 3.33m (17' 11" x 10' 11")

A good sized triple aspect kitchen/dining room with a tiled floor. Comprising:

KITCHEN AREA

An extensive range of oak base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink, tiled splashbacks. Space for a range style cooker with an extractor hood over, space and plumbing for a washing machine, integrated dishwasher, fridge and freezer. Glazed door to the entrance hall and a window to the front.

DINING AREA

Radiator, window overlooking the rear garden and French doors leading outside. Opening to:

SITTING ROOM

5.14m x 3.39m (16' 10" x 11' 1")

Marble fireplace housing a cast iron flame effect gas fire, radiator, window to the side and UPVC French doors with glazed panels to the sides leading into:

CONSERVATORY

3.55m x 3.4m (11' 8" x 11' 2")

Double glazed UPVC construction on a low brick wall with a pitched polycarbonate roof, underfloor heating and French doors leading outside to the rear garden.

BEDROOM 1

4.19m x 2.89m (13' 9" x 9' 6")

Radiator, window to the side and a door leading into:

EN SUITE SHOWER ROOM

2.89m x 1.2m (9' 6" x 3' 11")

Shower cubicle with a chrome mixer shower, extensive range of vanity storage units incorporating a wash basin and concealed cistern WC. Illuminated mirror, chrome towel radiator, tiled floor and partly tiled walls, extractor fan.

BEDROOM 2

3.33m x 2.71m (10' 11" x 8' 11")

Radiator and a window to the side.



BEDROOM 3

3.59m x 1.66m (11' 9" x 5' 5")

Currently used as a study with a built-in double cupboard, radiator and a window to the side.

BATHROOM

2.88m x 1.98m (9' 5" x 6' 6")

A panelled bath with a shower mixer tap, pedestal wash basin, mirror, radiator, tiled floor and an obscured glass window to the side.

CLOAKROOM

1.53m x .98m (5' 0" x 3' 3")

Wash basin, storage unit incorporating a concealed cistern WC, tiled floor and partly tiled walls, obscured glass window to the side.

OUTSIDE

12 Highfield Close is set back from the road behind a mature hedged boundary with a gravelled driveway providing parking for 2-3 cars accessed through double 5 bar gates. To the side, there is a small west facing gravelled seating area with a pathway leading to the rear garden.

A metal pedestrian gate on brick pillars opens onto a paved area outside the front entrance porch with outside lighting and a paved walkway leading to the main gardens which wrap around the property to the side and rear. The gardens are a delight comprising 2 lawned areas with established plant and shrub beds and mature trees. Grass pathways meander through well stocked beds leading to 'secret' areas where there are 2 timber garden sheds and 2 greenhouses. A step leads up to a large paved terrace with space for a BBQ, table and chairs and sofas etc, where the garden studio is located.

In all the gardens and grounds amount to approximately quarter of an acre (subject to survey).

GARDEN STUDIO

4.4m x 3.48m (14' 5" x 11' 5")

Timber built garden studio currently used as a home office/hobbies room. Power and light, UPVC windows to the front and side and a partly glazed UPVC entrance door.

DIRECTIONS

Proceed out of Fakenham on the B1146 Dereham Road. Continue along this road for approximately 2 miles and turn left, signposted Great Ryburgh. Proceed into the village and take the first turning the left into Highfield Close where you will see number 12 set back from the road on the right where the round bends round to the left.



OTHER INFORMATION

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

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

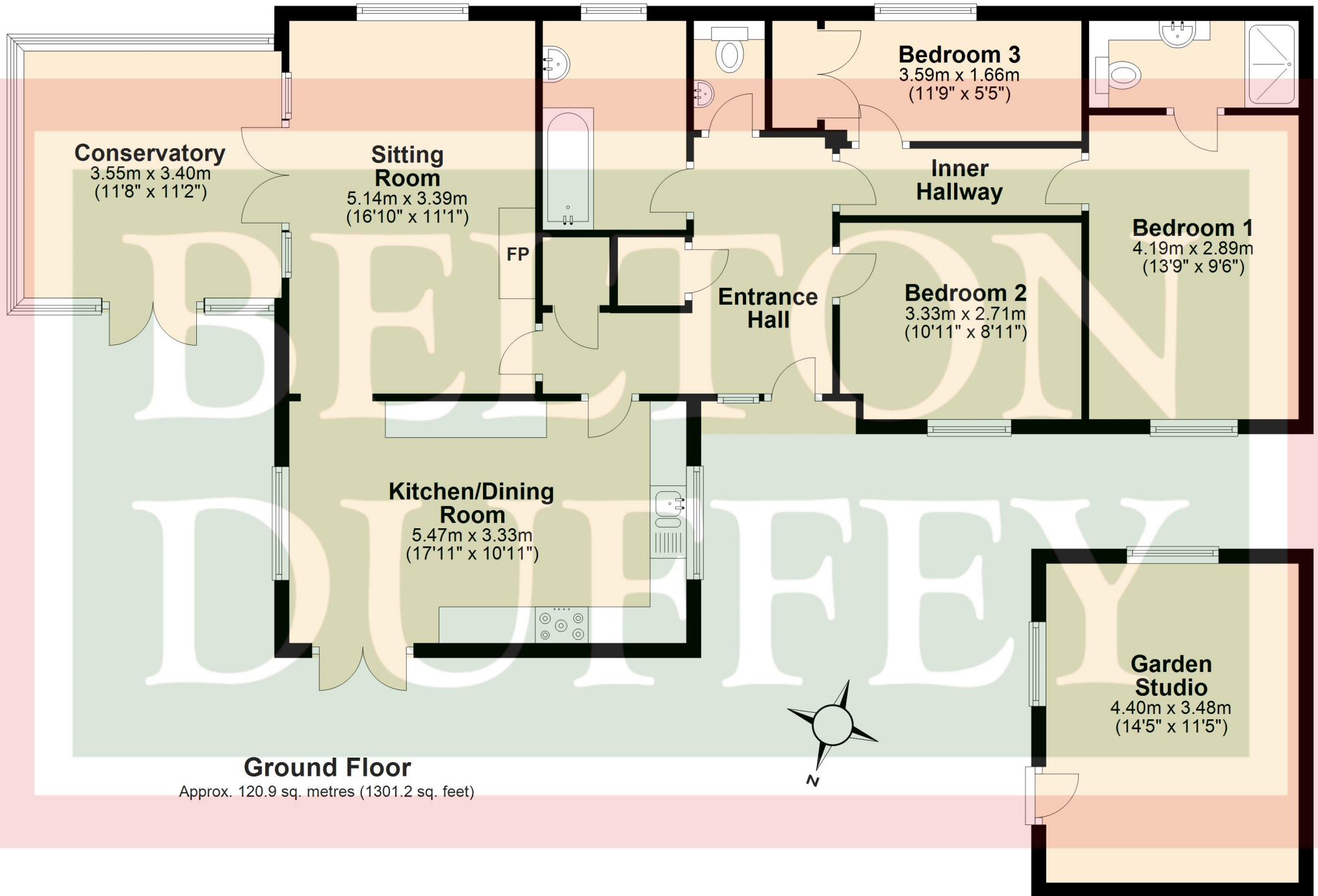
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 120.9 sq. metres (1301.2 sq. feet)



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