



14 Highfield Close, Great Ryburgh
Offers in Excess of £400,000

BELTON DUFFEY



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

A well presented spacious detached bungalow with 3 bedroom, 3 bathroom accommodation standing in good sized gardens with a large garage/workshop.

DESCRIPTION

14 Highfield Close is a modern detached bungalow situated in a quiet cul de sac position in the popular amenity rich village of Great Ryburgh. Delightfully landscaped gardens and grounds amounting to approximately 1/5 acre (subject to survey) wrap around to the property to the side and rear and have been designed to be low maintenance. There is also extensive driveway parking to the front and a large detached garage/workshop to the rear with separate access.

The spacious flexible living accommodation is well presented and comprises an entrance hall, sitting room, study and kitchen/dining 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, with 2 shower rooms. The property also benefits from UPVC double glazed windows and doors throughout, traditional pine latch internal doors, gas-fired central heating and solar panels installed.

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.

ENTRANCE HALL

A UPVC fully glazed entrance door with leaded glass panels leads into the entrance hall with recessed coir door mat and a built-in double cupboard with hanging space and shelving. Opening to the inner hallway and a door to:

SHOWER ROOM 2

2.58m x 0.90m (8' 6" x 2' 11")

A suite comprising a shower cubicle with an electric shower, wall mounted wash basin and WC. Fully tiled walls, quarry tiled floor, chrome towel radiator, extractor fan and a window to the front with obscured glass.



INNER HALLWAY

Built-in shelved airing cupboard, radiator, hatch with a fold down ladder to the partly boarded loft space, which has power and light and houses the gas-fired combi boiler.

KITCHEN/DINING ROOM

6.38m x 2.76m (20' 11" x 9' 1")

Open plan kitchen/dining room comprising:

KITCHEN AREA

A range of white shaker style base and wall units with Corian worktops and upstands incorporating a recessed stainless steel sink unit and drainer with mixer tap, tiled splashbacks. Integrated appliances including an oven, microwave and a gas hob with an extractor hood over, slimline dishwasher and fridge recess. Tiled floor, ceiling spotlights, window and a partly glazed UPVC door to the conservatory. Open plan to:

DINING AREA

Radiator, ceiling spotlights, window to the front of the property and a door to the sitting room.

CONSERVATORY

3.90m x 3.60m (12' 10" x 11' 10")

UPVC double glazed construction with a polycarbonate roof, worktop with spaces and plumbing under for a washing machine and tumble dryer, radiator. Partly glazed door leading outside to the covered patio area.

SITTING ROOM

4.61m x 3.82m (15' 1" x 12' 6")

Boarded up chimney breast with a fitted cupboard and display shelving to the side, 2 radiators and double aspect windows to the front and overlooking the rear garden.

BEDROOM 1

3.83m x 3.21m (12' 7" x 10' 6")

Fitted triple wardrobe cupboard with sliding doors, sliding door providing access to the en suite shower room. Radiator and a window overlooking the rear garden.

EN SUITE SHOWER ROOM

2.68m x 2.57m (8' 10" x 8' 5")

White suite comprising a large shower cubicle with an electric shower, vanity storage unit incorporating a worktop and wash basin, WC. Partly tiled walls, chrome towel radiator, extractor fan, window and a fully glazed door with obscured glass leading outside to the rear garden.



BEDROOM 2

3.20m x 2.99m (10' 6" x 9' 10")

Radiator and a window overlooking the rear garden.

STUDY

3.21m x 3.06m (10' 6" x 10' 0")

Radiator and a window to the front of the property. Door leading into:

BEDROOM 3

2.62m x 2.56m (8' 7" x 8' 5")

Radiator and a window to the front of the property.

SHOWER ROOM 1

2.99m x 1.75m (9' 10" x 5' 9")

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit with a worktop incorporating a wash basin and concealed cistern WC. Tiled splashbacks, chrome towel radiator, extractor fan and a window to the front with obscured glass.

OUTSIDE

Number 14 is situated in a prominent position set back from Highfield Close behind tall fencing with timber double gates opening onto an extensive gravelled driveway providing parking for several vehicles. Perimeter shrubs and bushes with a raised stone chipped plant bed, outside lighting and access to the entrance porch.

Gates to both sides of the property lead to the delightful rear garden that has been attractively landscaped and designed to be low maintenance. The garden has been pea shingled and interspersed with low trees and various feature beds. A tiled covered seating area opens out from the conservatory with a screened greenhouse to the side. Tall fenced boundaries, outside lighting and an access gate to the garage/workshop.

In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey).

GARAGE/WORKSHOP

5.75m x 5.32m (18' 10" x 17' 5")

Large detached garage/workshop building with its own separate access to the rear of the property via Highfield Lane.



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 14 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 with solar panels installed. Gas-fired central heating to radiators. EPC Rating Band C.

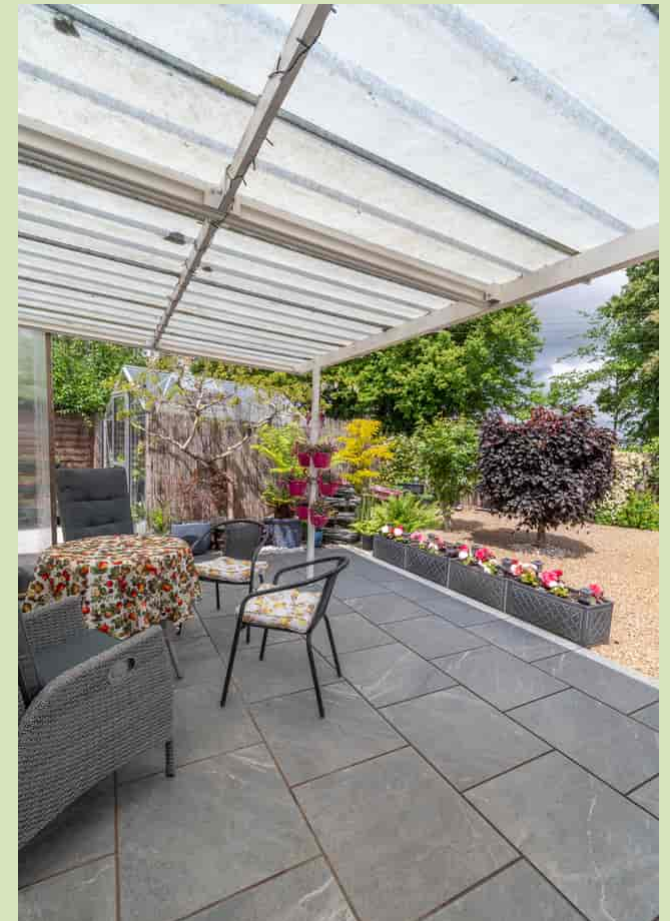
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

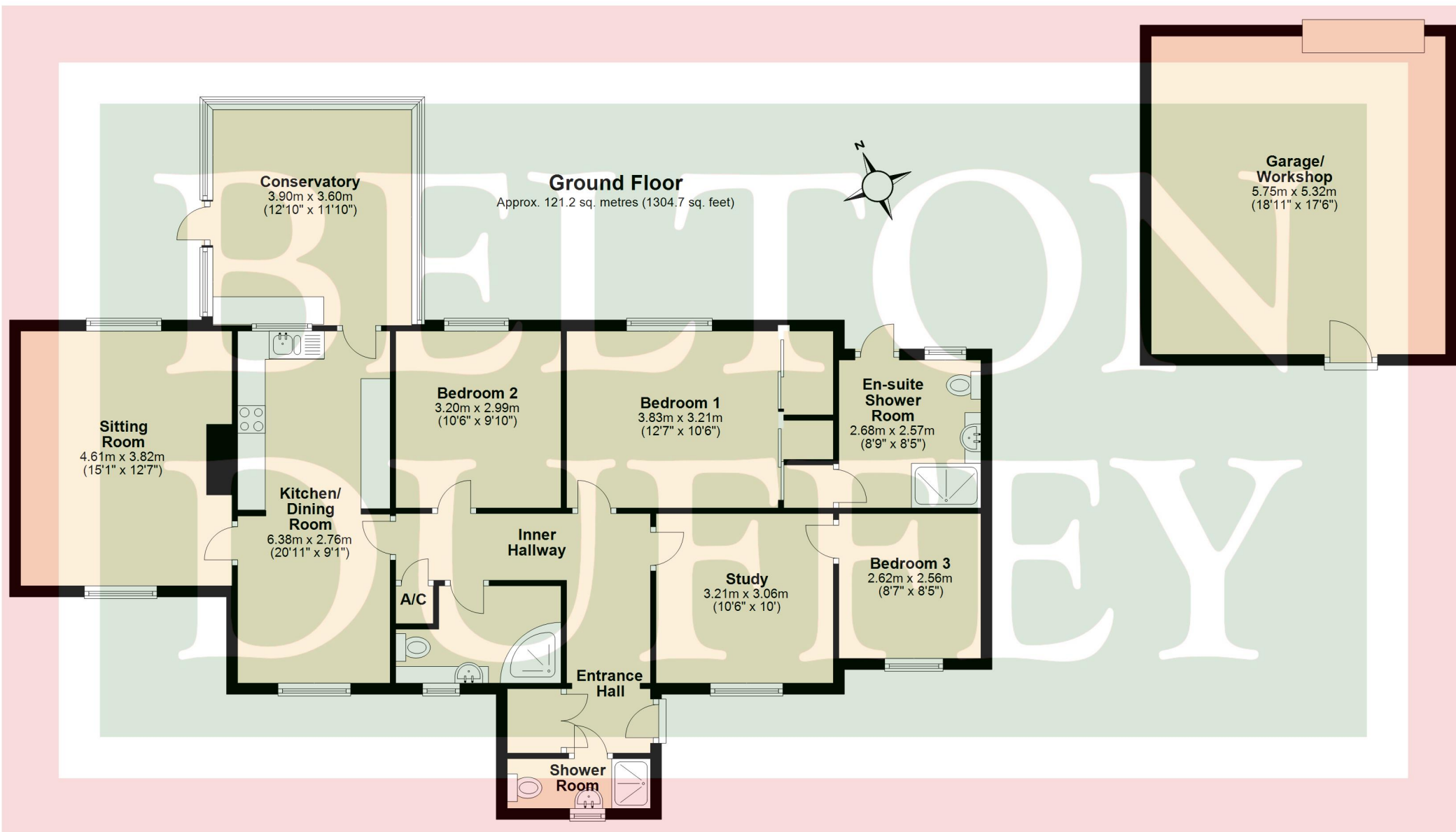
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 121.2 sq. metres (1304.7 sq. feet)



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