



**5 Fulmodeston Road, Stibbard
£1,250 per calendar month**

BELTON DUFFEY



5 FULMODESTON ROAD, STIBBARD, NORFOLK, NR21 0LT

A three bedroom semi detached house in a popular village location with off street parking, enclosed rear garden and garage.

DESCRIPTION

A three bedroom semi detached house situated in a popular village location.

The accommodation briefly comprises: Entrance hallway with understairs cupboard, cloakroom, sitting room with feature fireplace, dining area, conservatory, fitted kitchen and pantry store to the ground floor. To the first floor, there are three bedrooms and a bathroom.

The property also benefits from oil fired central heating, double glazing, off street parking, enclosed rear garden and a garage.

SITUATION

Stibbard is a rural village surrounded by undulating and well-wooded countryside, with a mixture of cottages, period houses and modern properties, and the benefit of a school and a Parish Church.

The market town of Fakenham is approximately 4 miles to the west and the Cathedral City of Norwich is approximately 21 miles to the east. The North Norfolk coast, an area of outstanding natural beauty, is a short drive from the property as is the Georgian market town of Holt.

ENTRANCE HALL

Tiled floor, understairs cupboard, radiator, stairs to first floor.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, window to side.

SITTING ROOM

4.90m x 3.58m (16' 1" x 11' 9")

Fitted carpet, feature fireplace, radiator, TV and telephone point, folding doors leading to:

DINING AREA

3.25m x 2.47m (10' 8" x 8' 1")

Fitted carpet, radiator, door leading to kitchen, archway leading to:

CONSERVATORY

5.00m x 2.89m (16' 5" x 9' 6")

Tiled floor, windows to side and rear, radiator, doors leading to garden.

KITCHEN

3.41m x 3.24m (11' 2" x 10' 8")

A range of wall and base units with worktops over and tiled splashbacks, 1 1/2 bowl sink and drainer with mixer tap, tiled floor, double electric oven, freestanding dishwasher and fridge, stable door leading to garden, window to rear, radiator.



PANTRY/STORE

Fitted shelves, tiled floor, washing machine.

MASTER BEDROOM

3.52m x 3.40m (11' 7" x 11' 2")

Fitted carpet, window to front, double fitted wardrobes, radiator.

BEDROOM 2

4.59m x 2.81m (15' 1" x 9' 3")

Fitted carpet, radiator, window to rear.

BEDROOM 3

2.92m x 2.36m (9' 7" x 7' 9")

Fitted carpet, radiator, window to front.

BATHROOM

2.80m x 2.06m (9' 2" x 6' 9")

Paneled bath with mixer tap, low level WC, pedestal wash hand basin, separate shower cubicle, window to rear, vinyl flooring, radiator.

OUTSIDE

To the front of the property is a gravelled driveway, lawned area with mature trees and shrubs. To the rear of the property is an enclosed garden mainly laid to lawn with patio area and mature tree and shrub borders.

GARAGE

Up and over door, rear privacy door, power and light.

ADDITIONAL INFORMATION

- 1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing. The Lettings Hub undertake the referencing process by sending you an email with a link asking you create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Deposit - £1250.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) Sorry no pets.

DIRECTIONS

Leave Fakenham on the A1067 heading towards Norwich and, after approximately 3 miles, turn left, signposted Stibbard. Head into the centre of the village and follow the road round to the right onto Fulmodeston Road, where the property will be found on the left-hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

Oil fired central heating, EPC rating E - 54

North Norfolk District Council, Holt Road, Cromer. Telephone 01263 513811. Council tax band C

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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