



**2 Moor End Lane, Stibbard**  
**Offers in Excess of £265,000**

**BELTON DUFFEY**



## 2 MOOR END LANE, STIBBARD, NORFOLK, NR21 0EJ

A beautifully refurbished 2 bedroom ex-local authority house situated in a sought after village with 1/5 acre gardens (sts) and open views. No chain.

### DESCRIPTION

Offered with no onward chain, 2 Moor End Lane is a 2 bedroom semi detached ex-local authority house situated on a popular road in the sought after village of Stibbard.

There is beautifully refurbished accommodation comprising to the ground floor an entrance hall and sitting room with an impressive spacious L-shaped kitchen/dining room. Upstairs, the landing leads to 2 double bedrooms and a luxury bathroom. Further benefits include a wood burning stove in the sitting room, exposed floorboards, UPVC double glazed windows and doors, pine 4 panel internal doors and oil-fired central heating.

Outside, the property stands in an elevated position with fine woodland views to the front and good sized front and rear gardens and grounds amounting to approximately 1/5 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, and the benefit of a primary school, Parish Church and a Thai restaurant, The Ordnance Arms.

The village is conveniently located 5 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.

### ENTRANCE HALL

A partly glazed composite door leads from the front of the property into the entrance hall with a quarry tiled floor and staircase leading up to the first floor landing. Coat hooks, radiator and a door leading into:

### SITTING ROOM

3.43m x 4.19m (11' 3" x 13' 9")

Brick fireplace housing a wood burning stove on a tiled hearth with timber mantel and fitted cupboards and display shelves to the sides. Exposed pine floorboards, picture rail, radiator and an understairs storage cupboard. Window overlooking the front garden and a door leading into:



## **OPEN PLAN KITCHEN/DINING ROOM**

Impressive open plan hub of the house, bright and airy with limewashed laminate flooring. Comprising:

### **DINING AREA**

5.17m x 3.58m (17' 0" x 11' 9")

Boarded up fireplace with fitted cupboards and display shelves to either side, radiator, room for a dining table and chairs, French doors leading outside to the rear garden.

Open plan to:

### **KITCHEN AREA**

2.67m x 2.21m (8' 9" x 7' 3")

Extensive range of matching base units with laminate worktops incorporating a stainless steel one and a half bowl sink unit with a mixer tap over, island unit with space under for stools and pendant lighting above. Display shelf above sink, recessed lights and spotlights. Space for a range style cooker (with LPG connection) and stainless extractor hood over, space for a free standing fridge/freezer. Integrated appliances include a dishwasher and washing machine. Space for a tumble dryer. Vertical column radiator, 2 windows to the side and a partly glazed UPVC door leading outside.

## **FIRST FLOOR LANDING**

Loft hatch, window to the side and doors to the 2 bedrooms and bathroom.

### **BEDROOM 1**

4.16m x 3.33m (13' 8" x 10' 11")

Exposed floorboards, shelved storage cupboard, radiator and a window to the front with woodland views.

### **BEDROOM 2**

3.58m x 2.75m (11' 9" x 9' 0")

Radiator and a window overlooking the rear garden.

## **BATHROOM**

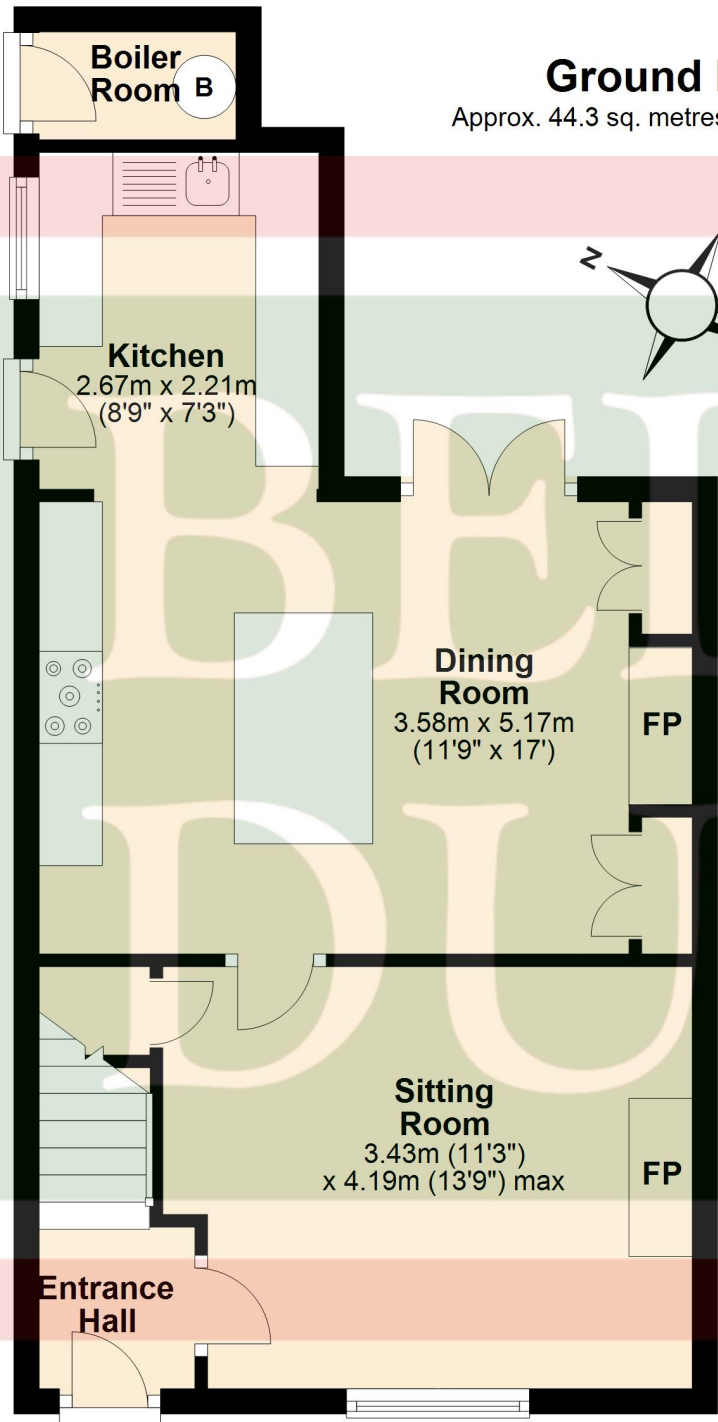
2.74m x 2.25m (9' 0" x 7' 5") 2.74m x 2.25m (9' 0" x 7' 5")

A white suite comprising a bath with a shower mixer tap and shower curtain over, vanity storage unit incorporating wash basin, WC. Tiled splashbacks, shelved airing cupboard housing the hot water cylinder, laminate flooring, radiator, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

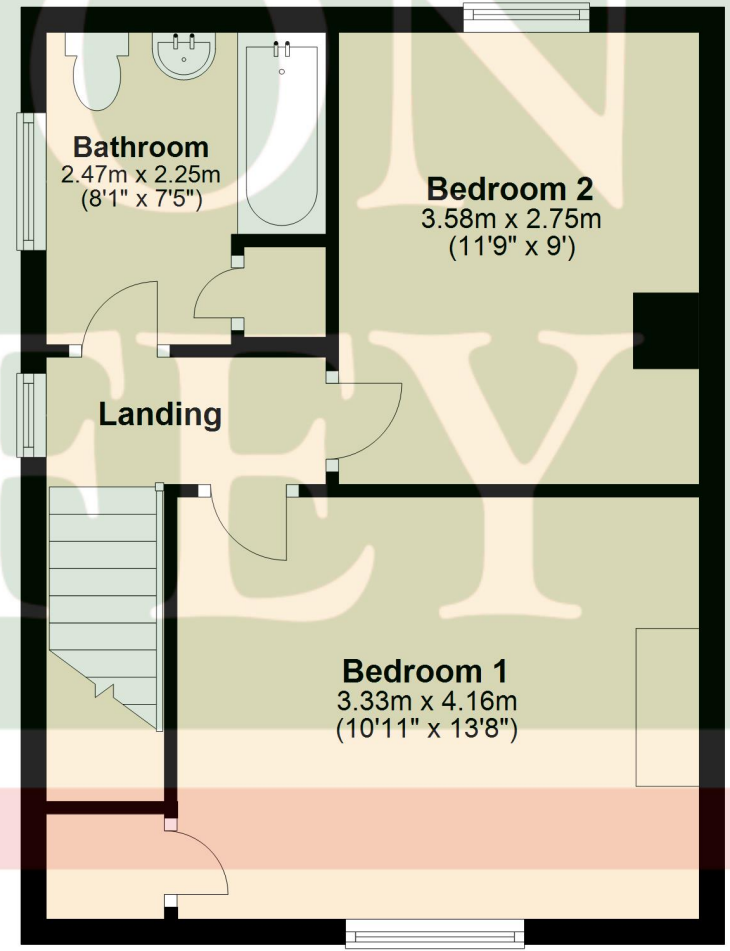
No 2 stands in an elevated position and is accessed off Moor End Lane via steps leading up to the front garden with a walkway to the entrance door with a storm porch over and outside light. The front garden is lawned with fenced and hedged boundaries.

The pathway continues to the side of the property and to the large lawned rear garden with fenced and hedged boundaries. Wonderful feature magnolia tree, oil storage tank, external boiler room housing the oil-fired boiler. In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey).



### Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



### First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)

Total area: approx. 80.3 sq. metres (864.6 sq. feet)

## **DIRECTIONS**

Leave Fakenham in the A1067 heading towards Norwich, and after approximately 3 miles, turn left, signposted Stibbard. Head into the village and take the first left turn onto Moor End Lane where the property will be found 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 B.

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.





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