



1960s CHALET IN 0.55 ACRE GARDENS WITH GLORIOUS RURAL VIEWS

School Farm, Fakenham Road, Great Snoring, Fakenham, Norfolk NR21 0HG

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ESTABLISHED 1966

Guide Price: £650,000

(Freehold) Ref: BUR230073 (07.06.23)

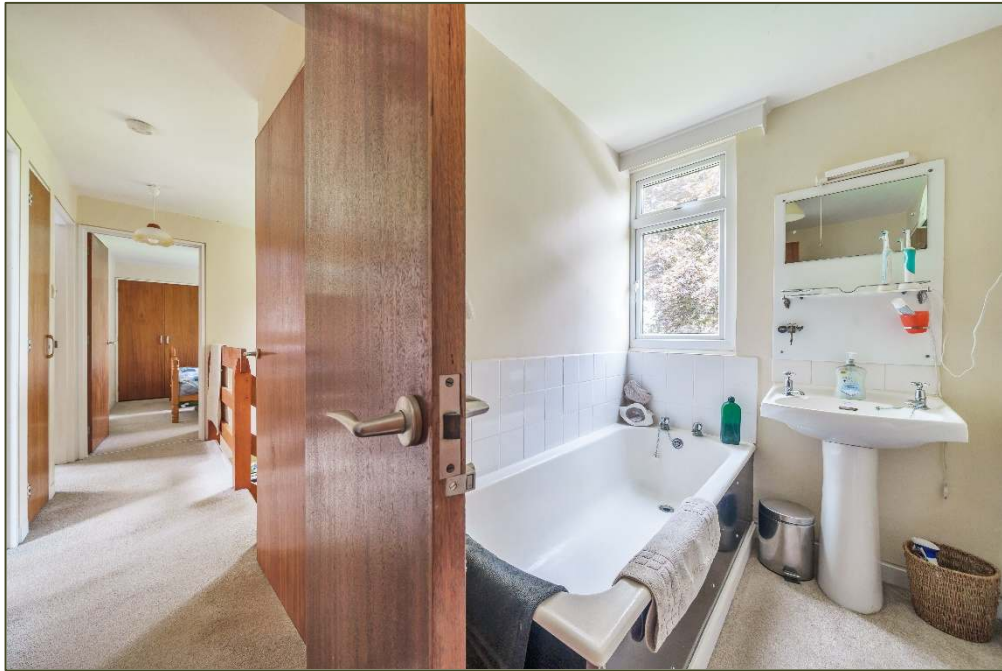
- A detached 1960s chalet bungalow in 0.55 acre with glorious rural views to the south
- Entrance Hall
- Sitting Room
- Study
- AGA Kitchen
- Conservatory
- Utility Room
- WC and Ground Floor Bathroom
- Three Bedrooms
- Family Bathroom and Separate WC
- Garage and Store
- Garden to South and West
- In all 0.55 acre
- Views over farmland towards the River Stiffkey
- An opportunity to re-model or replace (subject to all necessary consents)















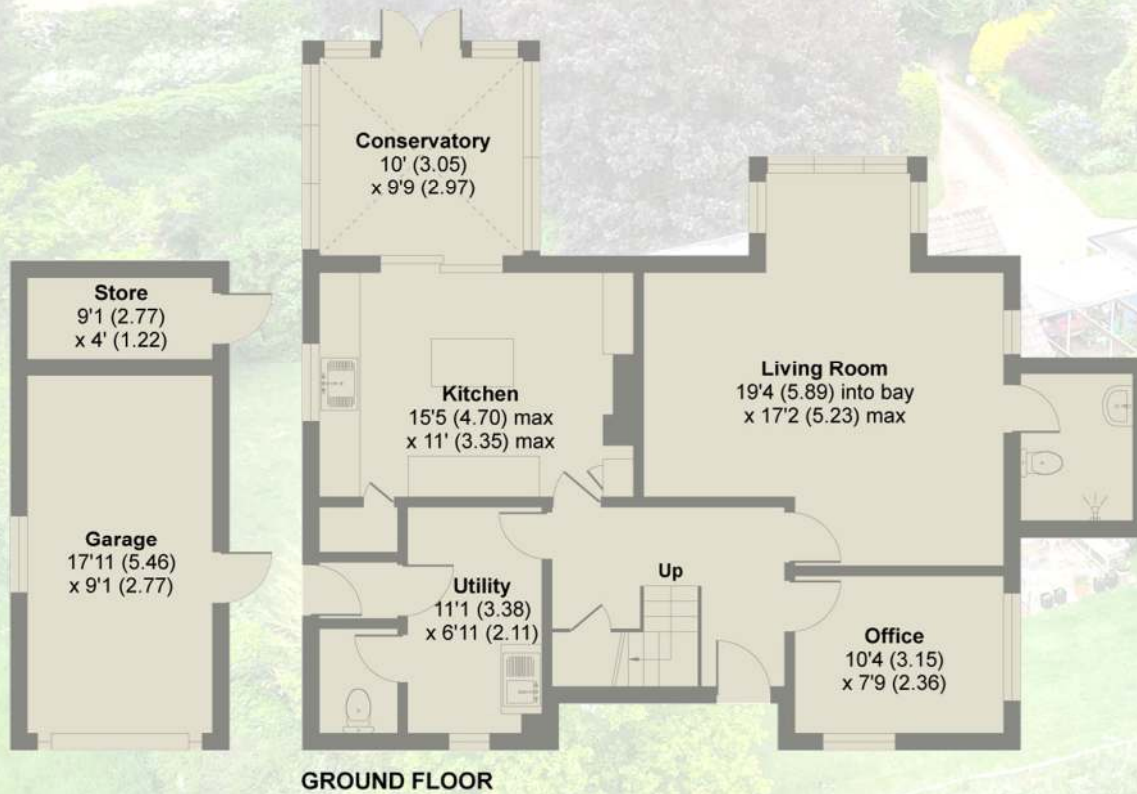
ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 1531 sq ft / 142.2 sq m
 Garage & Store = 196 sq ft / 18.2 sq m
 Total = 1727 sq ft / 160.4 sq m
 For identification only - Not to scale







Heating: Oil-fired central heating.

Council tax: Band E.

Services: Mains electricity, water and drainage.

Restrictions: i) The property is situated within a Conservation Area. ii) Not to allow any plant, shrub or hedging to grow within 2 metres of the Eastern boundary of the property. iii) Not to erect any structure or building forward of the existing Southern building line.

Broadband: Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile Coverage: Ofcom indicate that Three and O2 have voice & data available inside the property. Ofcom indicates that EE, Three, O2 and Vodafone have voice, data and enhanced data available outside the property.

GREAT SNORING is a pretty conservation village in the heart of north Norfolk, located between Fakenham, Holt and Wells-Next-The-Sea. Historically, much of the village was owned by the Walsingham Estate and it is particularly attractive and unspoilt with mostly period houses and cottages and a parish church. The neighbouring village, Little Walsingham (1½ miles), has several public houses and a range of shops including a village shop, a renowned farm shop and a restaurant. Fakenham has a more extensive range of facilities including schools, doctors' and dental surgeries, shops and supermarkets. The beautiful beaches of the north Norfolk coast are a short drive away, as are Holt and Burnham Market. Norwich and King's Lynn are both easily accessible, both with a mainline rail service to London.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



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