



8 Highfield Close, Great Ryburgh
Guide Price £350,000

**BELTON
DUFFEY**

8 Highfield Close

Great Ryburgh,
Norfolk, NR21 7AT



A well presented spacious detached bungalow with 3 bedroom accommodation with conservatory, driveway parking, large garage and an attractively landscaped rear garden.

DESCRIPTION

8 Highfield Close is a modern detached bungalow occupying a peaceful cul-de-sac position within the popular and well served rural village of Great Ryburgh.

Beautifully presented throughout, the spacious accommodation comprises a welcoming entrance hall, a fitted kitchen with separate utility room and cloakroom and a generous L-shaped sitting/dining room that opens into a large conservatory overlooking the rear garden. The property also offers three bedrooms, one of which is currently arranged as a study, together with a bathroom with a bath and mixer shower over.

Further benefits include a security alarm, UPVC double glazed windows and doors, many of which were replaced in 2023, gas-fired central heating and a flame-effect gas fire providing an attractive focal point to the living area.



what3words: ///sparkles.amazed.pegged

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

8 Highfield Close is set back from the cul-de-sac behind an attractive, low maintenance brickweave frontage, which also provides additional parking and leads to the front entrance door with outside light. To the side, a driveway enclosed by low brick walls offers parking for several vehicles, convenient access to the utility room via a side door and leading further to the detached garage. The garage is brick built with a tiled roof and is of a good size (measuring 7.36m x 5.46m (24' 2" x 17' 11") with an up and over door to the front, power and light, window and a pedestrian door to the property's rear garden.

The rear garden has been attractively landscaped, featuring a paved terrace and pathway extending from the conservatory, opening onto a well kept lawn bordered by an attractive, well-stocked planting bed and a mature hedge along one side. To the rear, a further generous paved terrace provides an ideal space for outdoor entertaining and includes a greenhouse, a gravelled area to the side, outside lighting and a water tap.

SERVICES AND EPC RATING

Mains water (water softener and filter installed), mains drainage and mains electricity. 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.

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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.







Ground Floor

Approx. 100.9 sq. metres (1086.0 sq. feet)
(excluding Garage)

Garage

7.36m x 5.47m
(24'2" x 17'11")



Conservatory
3.88m x 3.67m
(12'9" x 12')

Bedroom 1
4.30m x 2.98m
(14'1" x 9'9")

Bedroom 2
3.32m x 2.60m
(10'11" x 8'6")

Living Dining Room
7.00m x 5.98m
(23' x 19'7")

Entrance Hall

Bedroom 3
2.60m x 2.60m
(8'6" x 8'6")

Kitchen
3.13m x 2.96m
(10'3" x 9'9")

Total area: approx. 100.9 sq. metres (1086.0 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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