



36 Station Road, Great Ryburgh

Guide Price £220,000

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Great Ryburgh, Fakenham

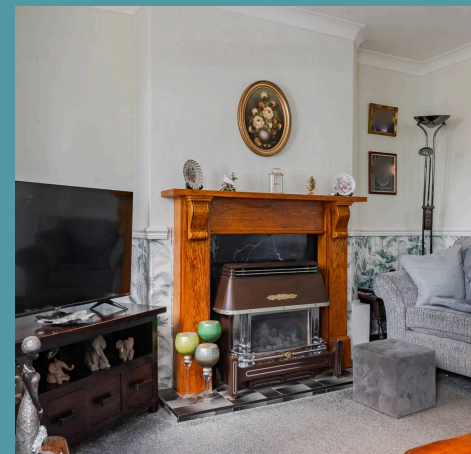
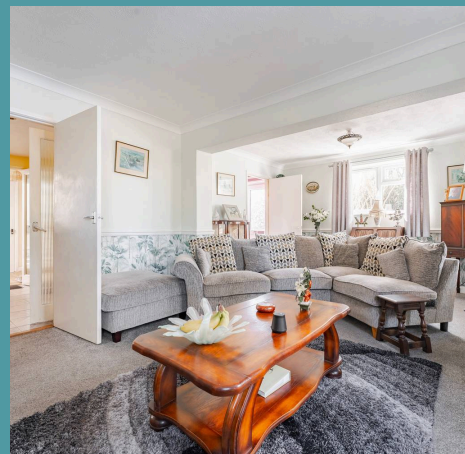
Guide Price: £220,000 - £240,000. Located in the desirable Norfolk village of Great Ryburgh, this two-bedroom cottage offers a wonderful combination of rural charm and modern living. The property features a spacious extended lounge, a fully equipped kitchen, and a convenient utility room, providing ample space for everyday living. Both double bedrooms are generously sized, with the master offering built-in wardrobes and plenty of natural light. The modern wet room and private rear garden enhance the property, while the double garage provides practical storage or parking options. This well-maintained home is perfect for those seeking a peaceful village lifestyle with easy access to local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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The Location

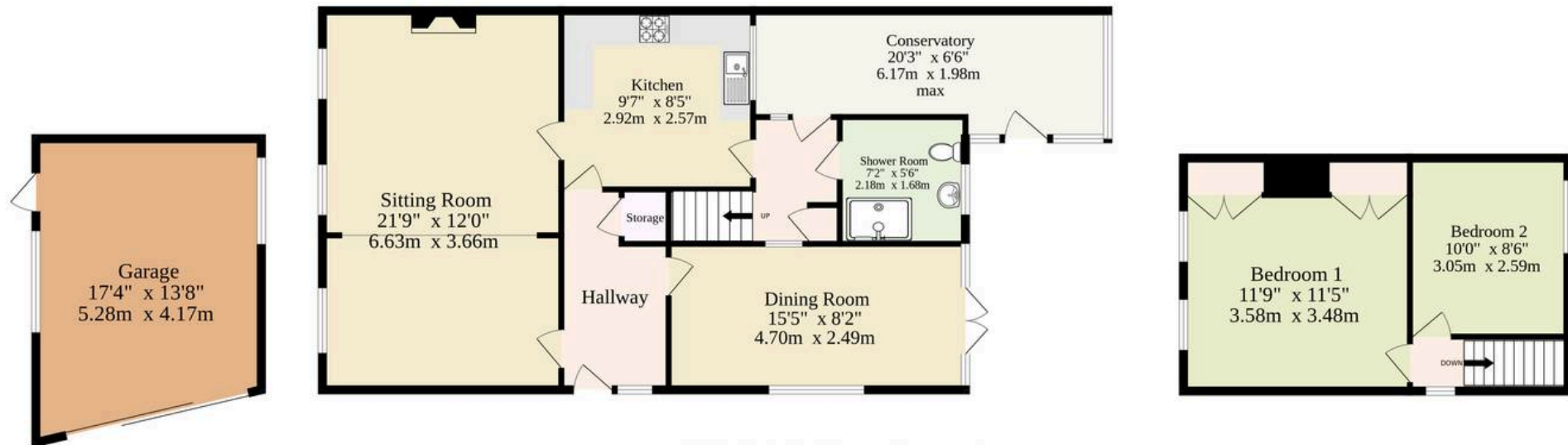
Hidden away in the neighbourhood of Fakenham Road, this property provides residents with a prime location just a short drive from the centre of Fakenham. There are three supermarkets (Aldi, Lidl and Morrisons) in and around the town. Once voted the 7th best place to live in Britain by Country Life magazine, Great Ryburgh enjoys a huge wealth of amenities for a small market town – a cinema, a weekly market (Thursday), a garden centre, football and rugby clubs, a racecourse, a golf course and a sports and social club that encompasses a wide range of sports from archery to squash and tennis.

Families will appreciate the excellent provision of schools in Fakenham from Primary school through to Sixth Form College. Just 10 miles from the wonderful North Norfolk coast at Wells-next-the



Ground Floor
950 sq.ft. (88.3 sq.m.) approx.

1st Floor
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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