

## 33 Fulmodeston Road, Hindolveston - NR20 5BS

£250,000 - £260,000 Freehold

Located on Fulmodeston Road in Hindolveston, this spacious 3-bedroom semi-detached house offers a practical layout with generous room throughout. The open-plan kitchen and dining area features a fireplace, while a separate lounge provides additional living space. Upstairs, there are two double bedrooms and a single. The rear garden offers plenty of outdoor space, complete with storage sheds for tools. Set in a peaceful rural location, the property is conveniently close to nearby towns such as Fakenham and Holt, offering easy access to local amenities, schools, and leisure facilities.



## Location

Fulmodeston Road in Hindolveston offers a peaceful and rural setting while being well-connected to local amenities. The village is home to a welcoming community and provides a range of countryside walks and green spaces. Just a short drive away, the larger town of Fakenham offers essential shops, schools, and a variety of leisure activities. With good road links to nearby towns and Norwich, this location offers convenience. The nearby North Norfolk coast is also easily accessible, perfect for days out exploring the coastline.

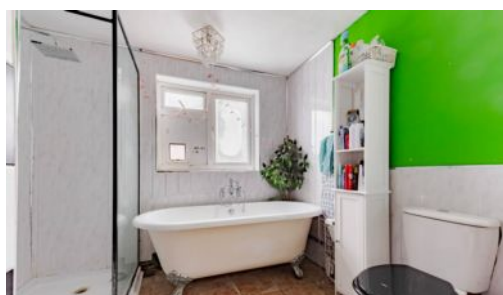


## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Oil-fired central heating

Tax Council band- TBD





## Fulmodeston Road, Hindolveston

As you enter, you're greeted by a spacious hallway leading to the main areas of the house. To your right, the open-plan kitchen offers built-in cupboards, generous counter space, and a breakfast counter. The dining area within this space has a fireplace, adding warmth and character. This area connects to the rear lobby, providing easy access to the outdoors.

Next to the kitchen, the separate lounge is bright, with large windows letting in natural light. A second fireplace adds warmth to the space, and there's a cupboard for practical storage. The ground floor also features a family bathroom with both a bath and a shower.

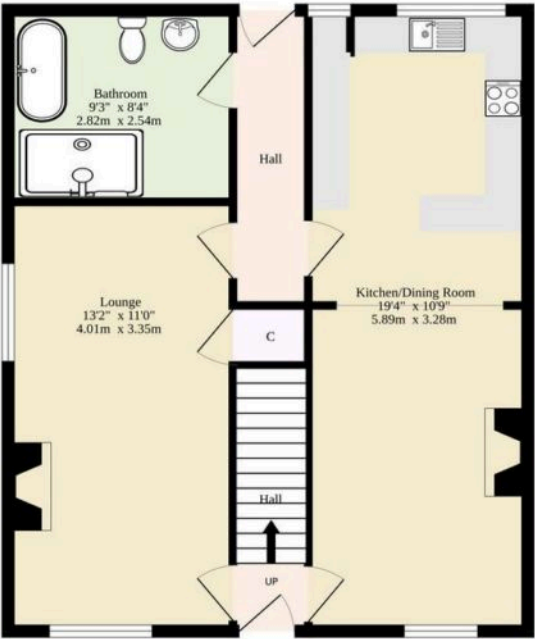
Upstairs, you'll find three bedrooms. Two are spacious double bedrooms.

Outside, the property boasts a spacious rear garden with storage sheds for gardening tools, offering plenty of room for outdoor activities.

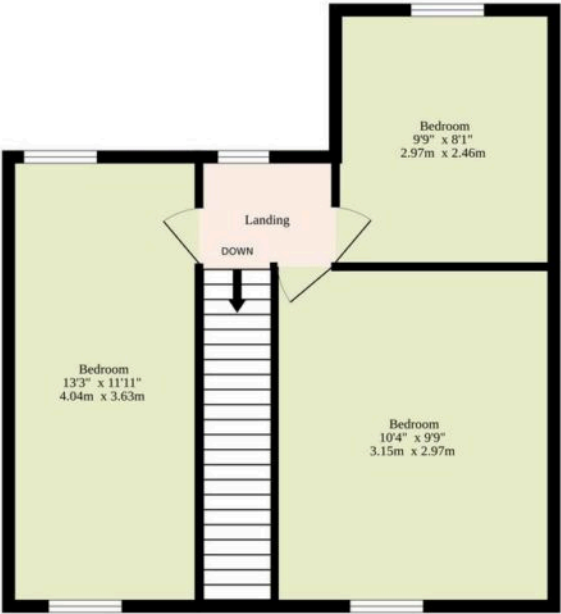
Additionally, the property benefits from off-road parking. It also features double glazing throughout.



Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.



1st Floor  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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