

3 Blacksmiths Yard, Guist

Minors & Brady

3 Blacksmiths Yard

Guist, Dereham

Offered to the market chain-free, this charming end-of-terrace home enjoys a quiet and secluded position, combining characterful accommodation with a lovely sense of privacy. The well-balanced layout includes a fitted kitchen with ample worktop space, a separate dining room, and a cosy living room centred around a woodburner. Upstairs, three bedrooms are complemented by a family bathroom, with the principal bedroom also benefiting from built-in wardrobes. Outside, a secluded garden provides a peaceful setting to enjoy, whilst the property's off-road position adds to its appeal. This is an excellent opportunity to secure a home in a quiet North Norfolk setting, with bus connections towards Norwich and Fakenham nearby.

- Offered to the market chain-free
- Characterful end-of-terrace home
- Kitchen with ample worktop space
- Cosy living room with woodburner
- Separate dining room
- Three well-proportioned bedrooms
- Principal bedroom with built-in wardrobes
- First-floor family bathroom
- Secluded garden
- Close to nearby amenities and bus stops

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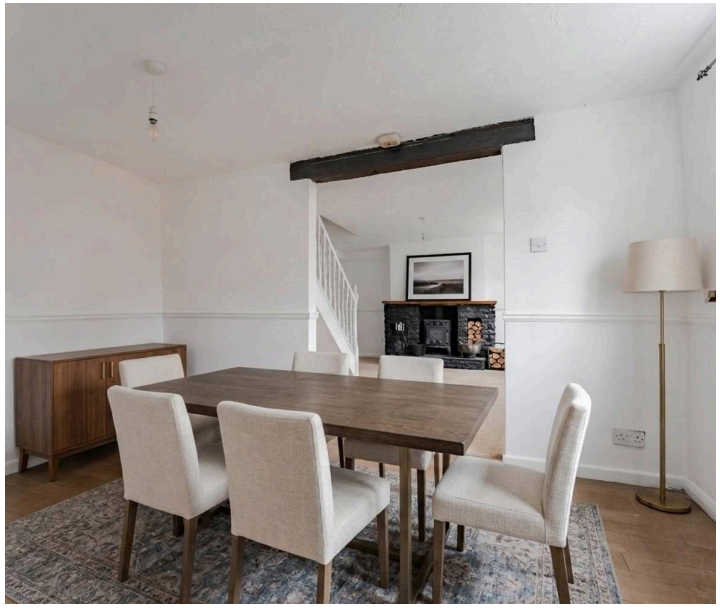



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The Location

Situated in the rural Norfolk village of Guist, the property enjoys a peaceful countryside setting between the market towns of Fakenham and Dereham. Guist has a village shop incorporating a Post Office and café, providing useful everyday amenities within the local community. The village is also home to the historic Church of St Andrew, whilst the surrounding countryside offers opportunities to enjoy rural walks and the traditional Norfolk landscape.

For wider amenities, Fakenham is approximately six miles away and offers a broader range of shops, supermarkets, schooling, leisure facilities, and everyday services. Dereham is also within reach, providing further shopping and leisure options. The village benefits from bus connections, including the X29 service linking Norwich and Fakenham, with stops along Norwich Road close to the property. This provides a useful public transport connection for those wishing to travel further afield without relying entirely on a car.

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The ground floor accommodation begins with a well-appointed kitchen, offering ample worktop space and room for everyday cooking and preparation. This leads through to a separate dining room, providing a dedicated space for family meals and entertaining. To the rear, the living room offers a comfortable place to relax, with a woodburner creating a warm and inviting focal point. The staircase rises from the living room to the first floor, completing the ground-floor accommodation.

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Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is particularly well-proportioned and benefits from built-in wardrobes, providing useful storage without compromising on floor space. The remaining two bedrooms offer flexibility for guests, children, or those requiring a home office. Completing the first-floor accommodation, the bathroom is conveniently positioned upstairs and serves all three bedrooms.

Externally, the property enjoys a detached and secluded garden, offering a peaceful outdoor space to enjoy throughout the seasons.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity, and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

This property has LPG heating.

Council Tax Band: B

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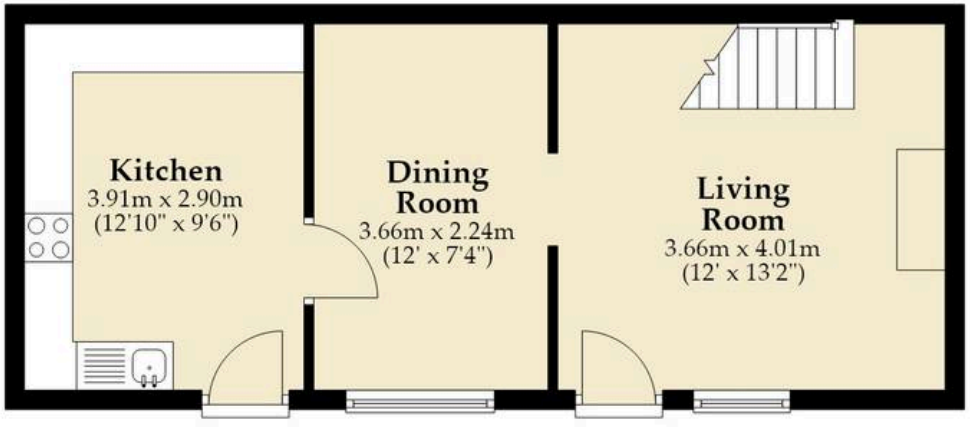
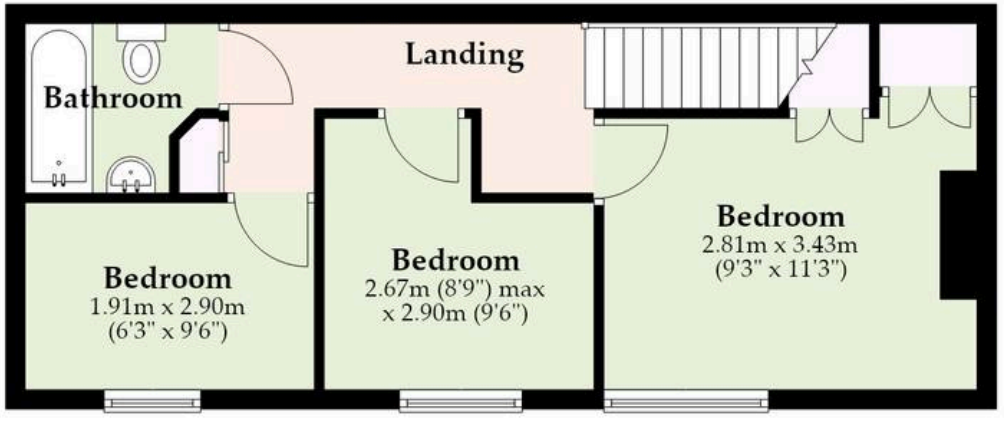
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 67.9 sq. metres (731.4 sq. feet)

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.
Plan produced using PlanUp.

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Minors & Brady

Your home, our market

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