



## Brambletye, 6 Fulmodeston Road, Hindolveston, NR20 5BS

Guide Price £685,000

- IDYLIC VILLAGE LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE
- STABLE AND TACK ROOM
- BEAUTIFULLY MAINTAINED GARDENS
- TRIPLE ASPECT KITCHEN DINER
- DOUBLE GARAGE AND WORKSHOP
- TWO BAY CARPORT
- COUNTRYSIDE VIEWS



# 6 Fulmodeston Road, Hindolveston NR20 5BS

Situated within the picturesque village of Hindolveston, this beautifully presented detached bungalow offers substantial and versatile accommodation. The home occupies a generous size plot measuring just under half an acre to include well established front and rear gardens, with double garage and workshop, stable with tack room, log store and a two bay car port.

 4  2  3  E

Council Tax Band: F



## DESCRIPTION

Situated within generous, mature grounds measuring just under half of an acre, this beautifully presented bungalow has been lovingly updated by the current owners, offering substantial, versatile and bright accommodation. The home comprises of welcoming entrance room, four bedrooms, with the generous sized principal bedroom featuring an ensuite bathroom, three reception rooms, including a sun room, dining room and a cosy living room, a stunning kitchen diner with island unit and electric Aga, and a utility room. Externally, the property boasts well maintained front and rear gardens, with field views beyond, a double garage, workshop, stable and tack room, log store and a two bay car port, along with ample off road parking to the front.

## LOCATION

Hindolveston is a rural village located approximately 10 miles South of the beautiful North Norfolk Coastline. The village also lies between the popular market towns of Aylsham, Holt and Fakenham, all offering a host of local amenities including supermarkets, cafes and restaurants, doctors surgeries and highly rated schools. The village of Briston is less than 4 miles away and offers a local supermarket, butchers and village shop.

Hindolveston itself features a village hall, with regular community events including cinema screenings, and a local Church.

## ENTRANCE HALL

UPVC door to main front entrance with double glazed panel to the side, double glazed window to front aspect, built in storage cupboard with rail, radiator, engineered oak laminate flooring.

## LIVING ROOM

A dual aspect room with double glazed window to side aspect, double glazed double doors

leading into sun room and into the kitchen diner. inglenook fireplace with wood burning stove with tiled hearth and timber mantel over, two radiators, engineered oak laminate flooring.

## SUN ROOM

Double glazed windows to either side and front facing aspect, double glazed French doors to enclosed patio area, two radiators, Karndean flooring.

## KITCHEN

Double glazed window to either side aspect, UPVC door to side entrance with double glazed sliding patio doors to rear, fitted with a range of base units with Dekton worksurface over, inset ceramic sink and drainer, integrated dishwasher and electric oven, space for a free standing fridge/freezer and under counter freezer, electric four oven Aga with two hobs and warming plate on top, separate Bosch electric induction hob, two radiators, two TV aerial points, island unit with further storage underneath, porcelain wood effect tiled flooring.

## DINING ROOM

Two double glazed windows to front aspect, carpeted, radiator.

## HALLWAY

Carpeted, doors to all rooms.

## BATHROOM

Two double glazed windows with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mixer taps and shower head attachment, mains connected rainfall head, WC, wash hand basin, LED mirror, shaver charging point, radiator, tiled flooring.

## UTILITY ROOM

Double glazed window to rear aspect, fitted with base units with worksurface over, stainless steel sink and drainer, space for a washing machine



and tumble dryer, cupboard housing water softener, wall mounted boiler, tiled flooring.

#### BEDROOM FOUR/HOME OFFICE

Double glazed window to front aspect, built in cupboard housing consumer unit, radiator, carpeted, TV aerial point.

#### BEDROOM TWO

Double glazed window to front aspect, radiator, carpeted, TV aerial point.

#### BEDROOM THREE

Double glazed window to side aspect, radiator, carpeted, TV aerial point.

#### PRINCIPAL BEDROOM

Two double glazed windows to rear aspect and double glazed sliding doors to patio seating area, four built in double wardrobes with drawers underneath, two radiators, carpeted, door to;

#### ENSUITE

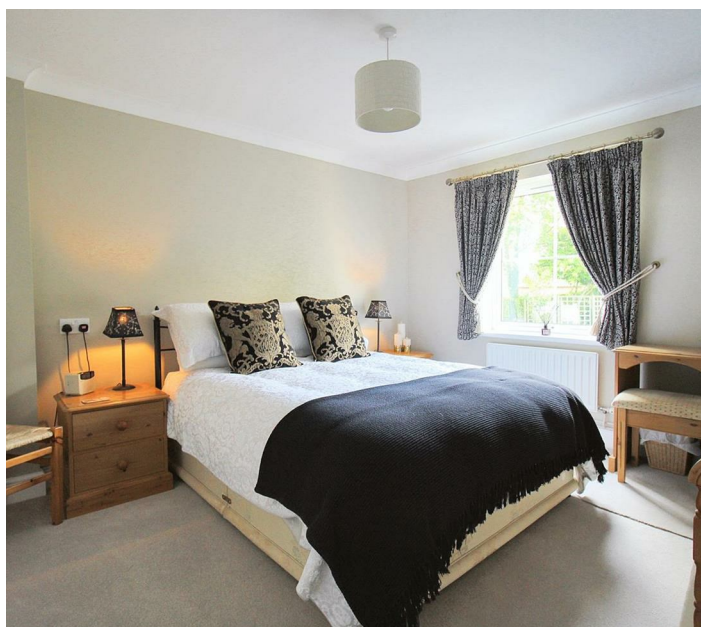
Window with obscured glass facing into hallway, fitted with a four piece suite comprising bath with mixer taps and showerhead attachment, shower cubicle with mains connected shower and rainfall showerhead, vanity unit with wash hand basin and WC, shaver charging point, extractor fan, radiator, part tiled and part carpet flooring.

#### EXTERNAL

The front of the property is a generous shingle driveway, providing ample parking for multiple vehicles. To the front the garden is mainly laid to lawn with a range of mature shrubs and hedging, with an enclosed patio area to the front of the sun room. There is also a two bay, tiled roof car port. A side gate leads you to the rear of the property which is also mainly laid to lawn and overlooking meadow views, with a delightful patio seating area. There is a double garage with up and over doors and a workshop attached, with power and lighting. There is also a tiled roof log store, a stable and a tack room; with a water supply. Within the front and rear gardens there are 5 external taps; including one hot tap - perfect for washing the dog down after a muddy walk through the countryside.

#### AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Calor LPG gas fired central heating.  
Council tax band: F (North Norfolk)









Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 