



October Lodge Fakenham Road, Great Ryburgh

Guide Price £400,000 - £450,000

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Great Ryburgh, Fakenham

Guide Price: £400,000 - £450,000. Experience the epitome of spacious, versatile living in this detached property in the surroundings of Great Ryburgh. The ground floor offers both practicality and comfort with a shower room and open spaces, including a delightful dining room and a kitchen with modern amenities. Upstairs, you'll find three inviting bedrooms, including a luxurious primary bedroom with an ensuite and a modern bathroom. This property offers an additional floor with two more bedrooms, perfect for a large family or anyone in need of extra space. The outdoor area features a large garden plot with mature trees and bushes. Plus, the convenience of off-road parking for multiple cars ensures your daily life is hassle-free.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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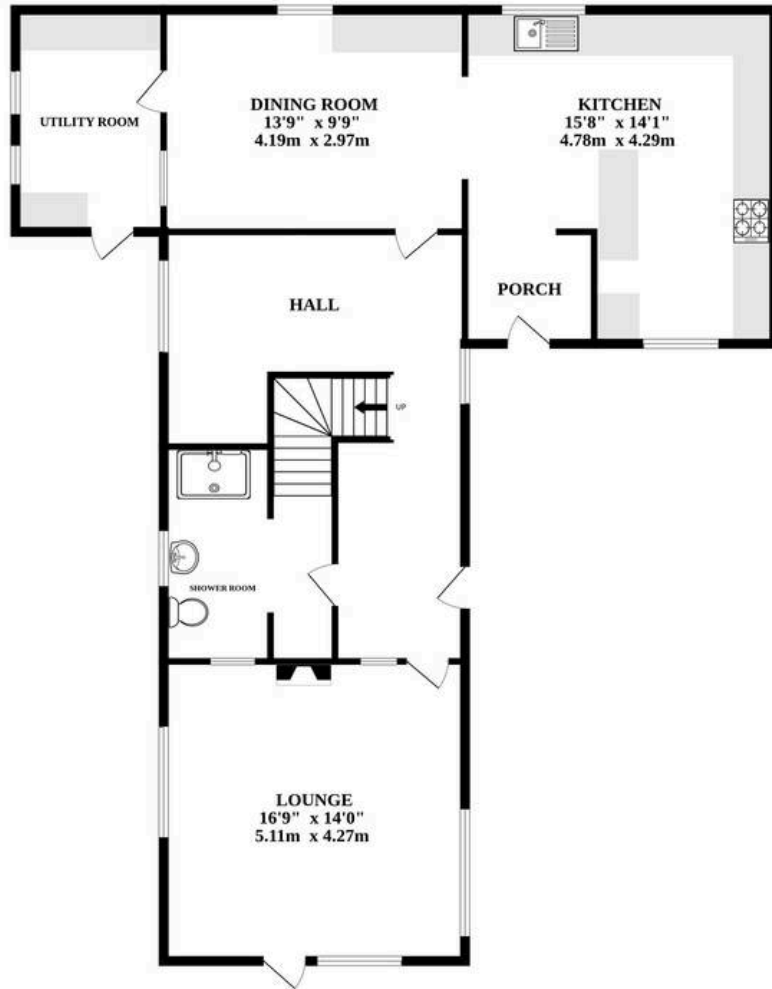
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LOCATION

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



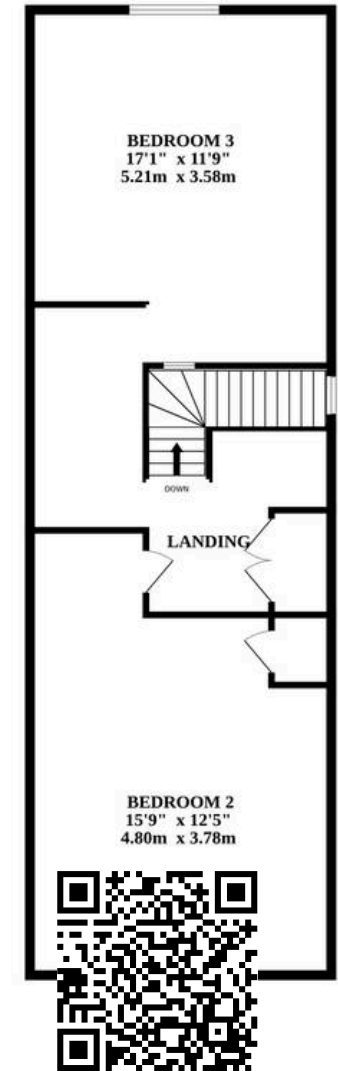
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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