



**10 Lichfield Street, Fakenham**  
**Guide Price £250,000**

**BELTON DUFFEY**



## 10 LICHFIELD STREET, FAKENHAM, NORFOLK, NR21 9DF

A surprisingly large 3/4 bedroom mid terrace Victorian house with a good sized garden and garage, walking distance of the centre of town.

### DESCRIPTION

10 Lichfield Street is a mid terrace house, built circa 1887 according to the property's date stone on a private lane just a few minutes' walk from the centre of the market town of Fakenham. The property has been a much loved family home for the current owners who have carried out a significant programme of improvements during their 40 year period of ownership. The family sized accommodation comprises an entrance lobby leading to a large sitting/dining room with a kitchen/breakfast room, rear lobby and a ground floor bathroom. The first floor landing leads to 3 bedrooms, the principal with an en suite shower room, and a staircase leading up to a second floor bedroom 4/study.

Outside, 10 Lichfield Street has a good sized attractive lawned garden to the rear with a summer house, shed and vehicular access to the rear where a garage provides parking.



## **SITUATION**

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

## **ENTRANCE LOBBY**

A solid timber entrance door with a fan light window over leads directly off Lichfield Street into the entrance lobby with staircase leading up to the first floor landing and a door leading into:

## **SITTING/DINING ROOM**

7.71m x 3.65m (25' 4" x 12' 0")

A large open plan room comprising:

### **LIVING AREA**

Exposed brick fireplace housing a multi-fuel stove on a granite hearth, radiator, display recesses and a window to the front. Open plan to:

### **DINING AREA**

Boarded up fireplace with a fitted cupboard to the side and display shelves, radiator, large opening to the side with space for freestanding furniture and 2 built-in storage cupboards. Glazed timber double doors leading into:

## **KITCHEN/BREAKFAST ROOM**

4.06m x 2.76m (13' 4" x 9' 1")

A range of white base and wall units with laminate worktops incorporating a stainless steel sink unit with a tiled splashback. Integrated double oven and gas hob with an extractor hood over, fridge freezer space, spaces and plumbing for a washing machine and dishwasher. Gas-fired central heating boiler, radiator, tiled floor, part timber panelled walls and a window to the side. Door to the bathroom and a partly glazed UPVC door with obscured glass leading into:

## **REAR PORCH**

1.62m x 1.59m (5' 4" x 5' 3")

Power and light, space for a tumble dryer, windows to the side and rear and a partly glazed timber door leading outside to the rear of the property.





## **GROUND FLOOR BATHROOM**

2.31m x 2.18m (7' 7" x 7' 2") at widest points.

A suite comprising a panelled bath with an electric shower and glass shower screen over, pedestal wash basin with a shaver point and light, WC. Gas-fired water heater, vinyl flooring, tiled walls, extractor fan, radiator and a further chrome towel radiator. Window with obscured glass to the side.

## **FIRST FLOOR LANDING**

Doors to the 3 first floor bedrooms and a curtain opening onto the staircase up to the second floor bedroom 4/study.

## **BEDROOM 1**

4.68m x 3.60m (15' 4" x 11' 10") at widest points.

Radiator, 2 windows to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

Shower cubicle with an electric shower, pedestal wash basin with an electric water heater, WC. Tiled floor and walls, extractor fan.

## **BEDROOM 2**

3.65m x 3.04m (12' 0" x 10' 0") at widest points.

Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.80m x 2.41m (9' 2" x 7' 11")

Radiator and a window overlooking the rear garden.

## **SECOND FLOOR BEDROOM 4/STUDY**

4.68m x 3.60m (15' 4" x 11' 10") part restricted head height.

Access to eaves and a large Velux window to the front.

## **OUTSIDE**

Number 10 is accessed to the front directly off Lichfield Street with a pedestrian right of way to the side of the terrace leading to the rear of the property. Beyond the brick paved right of way, a tall metal pedestrian gate opens onto the attractive rear garden which comprises a good sized lawn with hedged and fenced boundaries, concrete walkway and well stocked perimeter borders. Timber garden shed, coal store and a summerhouse. The concrete walkway continues to the rear where there is a timber garage and vehicular access off Rosemary Terrace.

## **DIRECTIONS**

Leave Fakenham town centre heading north on Queens Road, passing Gladstone Road on the left-hand side. Take the next left into Lichfield Street where you will see the property further up on the right-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## **TENURE**

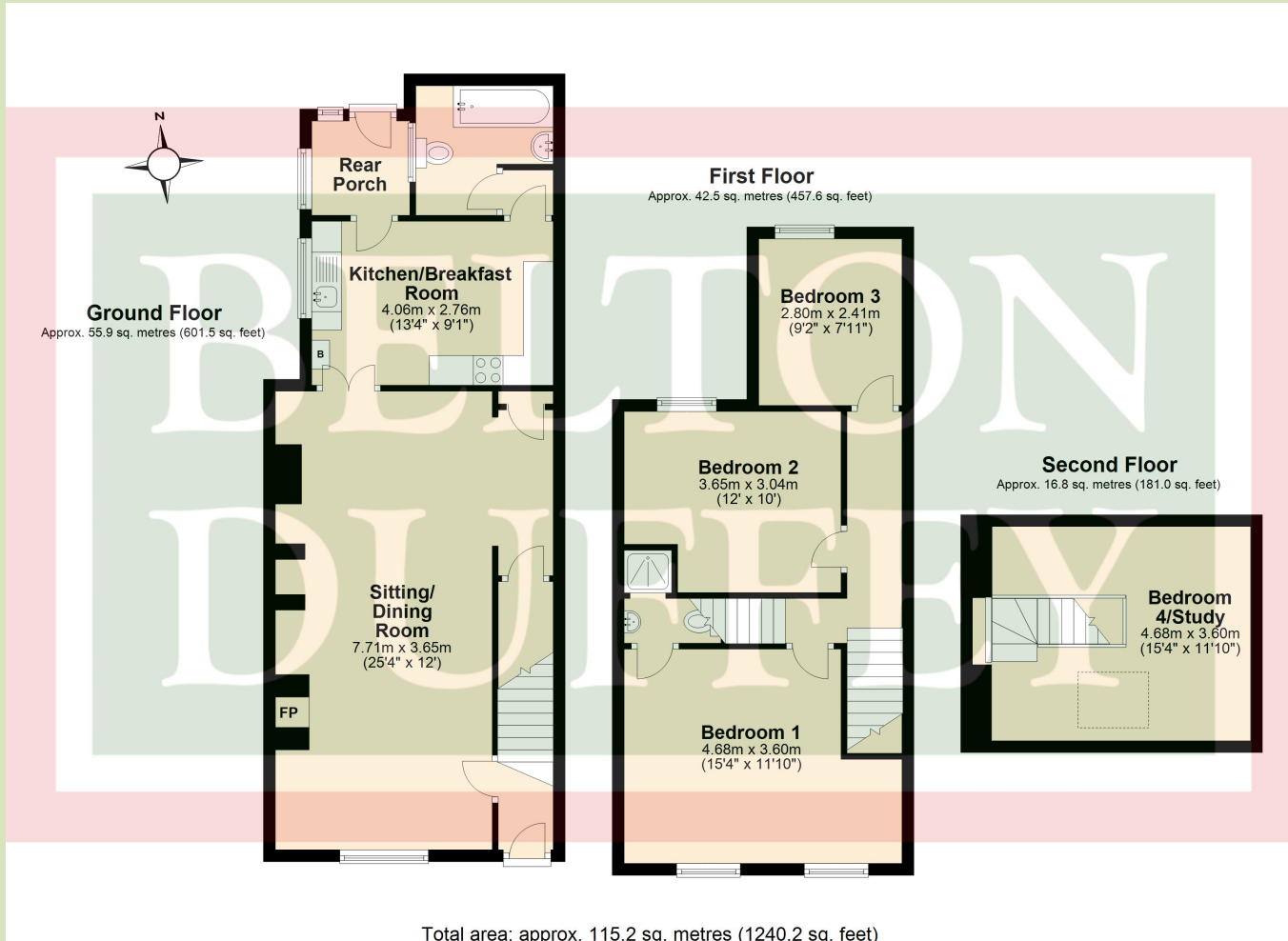
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.









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