



2 Rectory Terrace, Whissonsett
Guide Price £249,995

BELTON DUFFEY

2 RECTORY TERRACE, RECTORY ROAD, WHISSONSETT, NORFOLK, NR20 5TF

A recently refurbished 3 bedroom mid terrace house with driveway parking, good sized south facing garden in a charming rural setting. No chain.

DESCRIPTION

2 Rectory Terrace is a mid terrace ex-local authority house situated in a charming rural setting overlooking adjoining countryside to the rear on the edge of the popular and conveniently located village of Whissonsett. The property has been refurbished by the current owners having been recently redecorated and new floor coverings fitted with the further benefit of UPVC double glazing throughout, oil-fired central heating to radiators and traditional 4 panel internal doors.

There is ground floor accommodation comprising an entrance lobby which leads to the dining room and a double aspect sitting room plus a kitchen and a separate utility. Upstairs, the landing leads to 3 bedrooms, a shower room and WC. Outside, the property stands behind an extensive gravelled driveway providing parking for several vehicles with an attractive lawned and paved south facing garden to the rear with a useful outbuilding.

2 Rectory Terrace is being offered for sale with no onward chain.



SITUATION

Whissonsett is a pretty, rural mid-Norfolk village surrounded by farmland and orchards with a parish church, village hall and playing field. Whissonsett or Witcingkeseta, as it was known in the Domesday Book, means either the settlement of the Witcing tribe or a place of watery meadows and, as the village is in a valley on a tributary of the River Wensum with many wells and springs, this description is very apt.

The village is well placed for easy access to the market towns of Fakenham and Dereham with nearby schools in Brisley, Colkirk, Litcham and Fakenham. The north Norfolk coast, an Area of Outstanding Natural Beauty renowned for its sandy beaches, bird reserves and sailing, is only 16 miles to the north.

ENTRANCE LOBBY

1.38m x 0.90m (4' 6" x 2' 11")

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into the entrance lobby with staircase leading up the first floor landing, radiator. Doors to the sitting room and dining room.

KITCHEN

3.27m x 2.34m (10' 9" x 7' 8")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Cooker space, space for a freestanding fridge freezer, vinyl flooring, radiator, understairs storage cupboard. Window overlooking the rear garden and a partly glazed composite door leading outside. Opening to the sitting room and doors to the dining room and utility.

UTILITY

1.38m x 0.90m (4' 6" x 2' 11")

Space and plumbing for a washing machine, fitted shelving, vinyl flooring and a window overlooking the rear garden.

DINING ROOM

3.27m x 3.12m (10' 9" x 10' 3")

Boarded up fireplace, radiator and a window to the front of the property.

SITTING ROOM

5.56m x 3.47m (18' 3" x 11' 5") at widest points.

A good sized double aspect sitting room with windows to the front and overlooking the rear garden, boarded up fireplace, 2 radiators.

FIRST FLOOR LANDING

Built-in shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms, shower room and WC.



BEDROOM 1

4.12m x 3.01m (13' 6" x 9' 11")

Built-in wardrobe, radiator and a window to the front of the property.

BEDROOM 2

3.79m x 3.27m (12' 5" x 10' 9")

Built-in wardrobe, overstairs storage cupboard, radiator and a window to the front of the property.

BEDROOM 3

3.10m x 2.45m (10' 2" x 8' 0")

Radiator and a window overlooking the rear garden and countryside beyond.

SHOWER ROOM

2.00m x 1.70m (6' 7" x 5' 7")

Wet room style shower area with an electric shower and curtain, wall mounted wash basin, vinyl flooring, radiator, extractor fan and a window to the rear with obscured glass.

WC

2.00m x 0.87m (6' 7" x 2' 10")

WC, vinyl flooring, radiator and a window to the rear with obscured glass.

OUTSIDE

2 Rectory Terrace is set back from the road behind an extensive gravelled driveway providing parking for several vehicles with a plant bed to the side and a walkway to the front entrance porch with outside light.

The walkway continues through the terrace of properties leading to a tall pedestrian gate opening onto the rear garden - please note that the neighbouring property also has a right of way over the walkway. The attractive garden is south facing and comprises a paved terrace with a good sized lawn beyond. External oil-fired boiler, plastic oil tank, mature hedged and fenced boundaries.

OUTBUILDINGS

Useful outbuilding comprising:

STORE 1 - 2.18m x 2.13m (7' 2" x 7' 0") window to the side.

STORE 2 - 1.08m x 0.91m (3' 7" x 3' 0")

OUTSIDE WC - 2.18m x 0.94m (7' 2" x 3' 1") WC, wash basin and a window to the side with obscured glass.

DIRECTIONS

Proceed out of Fakenham on the B1146 heading south towards Dereham and pass the racecourse. After approximately 3 miles turn right onto Whissonsett Road and continue over the crossroads by the village church. Continue out into open countryside for about half a mile and you will see the terrace of houses on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band B.

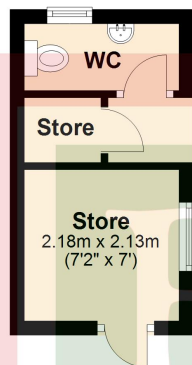
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



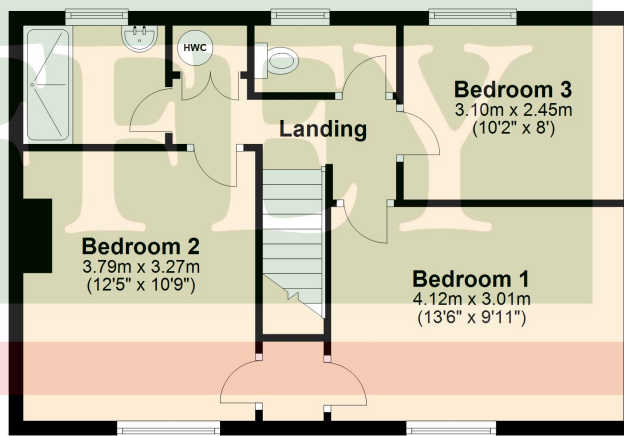
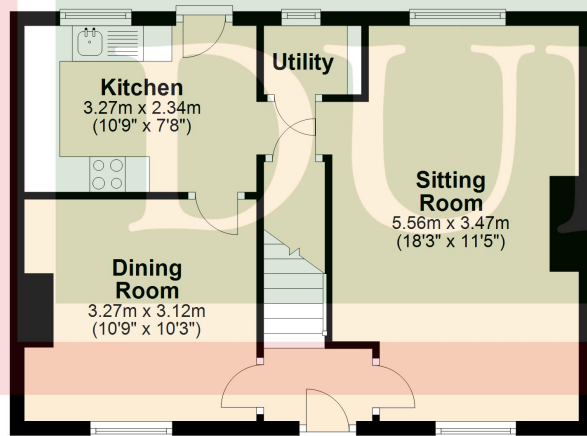


Ground Floor

Approx. 52.7 sq. metres (567.2 sq. feet)

First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

