



**18 Owen Cole Close, Great Massingham**  
**£275,000**

**BELTON DUFFEY**



## 18 OWEN COLE CLOSE, GREAT MASSINGHAM, NORFOLK, PE32 2LF

A modern mid terrace house with 3 bedroom, 2 bathroom accommodation, garage and parking, west facing rear garden. No onward chain.

### DESCRIPTION

18 Owen Cole Close is a modern mid terrace house situated on a cul de sac in the ever popular amenity rich village of Great Massingham. Built in 2011 of cream rendered walls under a clay tiled roof, the property has the benefit of oil-fired central heating, panel providing solar water heating, UPVC double glazed windows and doors, oak veneer internal doors and carpets included in the sale.

The accommodation comprises an entrance hall leading to a cloakroom, sitting room and kitchen with a separate dining room. Upstairs, the landing leads to 3 bedrooms, the principal also having an en suite shower room, and a bathroom.

Outside, the property stands set back from the cul de sac behind a children's play area with a garage, parking space in tandem and a low maintenance west facing garden to the rear.

18 Owen Cole Close is being offered for sale with no onward chain.



## **SITUATION**

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area.

The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

## **ENTRANCE HALL**

4.54m x 1.98m (14' 11" x 6' 6")

A partly glazed composite door leads from the front of the property into the entrance hall with vinyl flooring, radiator and staircase leading up to the first floor landing. Doors to the cloakroom, kitchen and sitting room.

## **CLOAKROOM**

1.78m x 0.82m (5' 10" x 2' 8")

Pedestal wash basin with a tiled splashback, WC, vinyl flooring, radiator and extractor fan.

## **KITCHEN**

2.66m x 2.43m (8' 9" x 8' 0")

A range of base and wall units with laminate worktops and upstands incorporating a one and a half bowl stainless steel sink unit. Integrated oven with a ceramic hob over, tiled splashback and a stainless steel and glass extractor hood, spaces and plumbing for a dishwasher, washing machine and tall fridge freezer. Vinyl flooring, ceiling spotlights, window overlooking the rear garden and an archway leading to:

## **DINING ROOM**

2.66m x 2.36m (8' 9" x 7' 9")

Radiator, vinyl flooring, UPVC French doors leading outside to the rear garden and glazed oak double doors to:

## **SITTING ROOM**

4.54m x 2.81m (14' 11" x 9' 3")

Radiator and a window to the front.

## **FIRST FLOOR LANDING**

Airing cupboard housing the hot water cylinder, doors to the 3 bedrooms and bathroom.





## **BEDROOM 1**

3.13m x 3.05m (10' 3" x 10' 0")

Built-in double wardrobe cupboard, radiator, loft hatch, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

1.80m x 1.61m (5' 11" x 5' 3")

A white suite comprising a tiled shower cubicle with a chrome mixer shower, pedestal wash basin with a tiled splashback, WC. Vinyl flooring, radiator and extractor fan.

## **BEDROOM 2**

3.13m x 2.14m (10' 3" x 7' 0")

Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.72m x 1.98m (8' 11" x 6' 6")

Radiator and a window overlooking the rear garden.

## **BATHROOM**

2.13m x 1.72m (7' 0" x 5' 8")

A white suite comprising a panelled bath, pedestal wash basin and WC. Tiled splashbacks, vinyl flooring, radiator and extractor fan.

## **OUTSIDE**

18 Owen Close is set back from the cul de sac behind a children's play area with a pathway leading to the front entrance door with outside light. A brickweave driveway to the side of the terrace lead to the garage with a parking space in tandem and a walkway to the property's rear garden.

The rear garden is west facing and has been gravelled for ease of maintenance, interspersed with low shrubs and French doors leading to the dining room. Trellis screened area where the oil storage tank is situated, outside light and external oil-fired boiler.

## **GARAGE**

5.30m x 2.65m (17' 5" x 8' 8")

Up and over door to the front with a parking space in tandem, power and light and a pedestrian door to the rear.

## DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn, passing through the villages of East and West Rudham and out into open countryside. Turn left signposted Harpley and Great Massingham and proceed through the village of Harpley and on into Great Massingham. Pass the doctors' surgery on the right and take the next right-hand turning into Sunnyside Road. Turn left into Owen Cole Close where you will see number 18 halfway down on the right-hand side, behind the children's play area, and as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity with a panel providing solar water heating. Oil-fired central heating to radiators. EPC Rating Band C.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

## TENURE

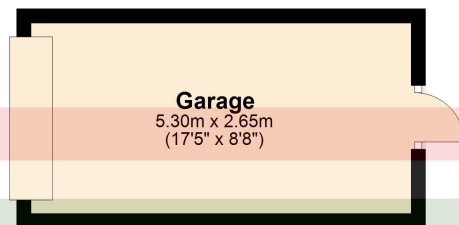
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.

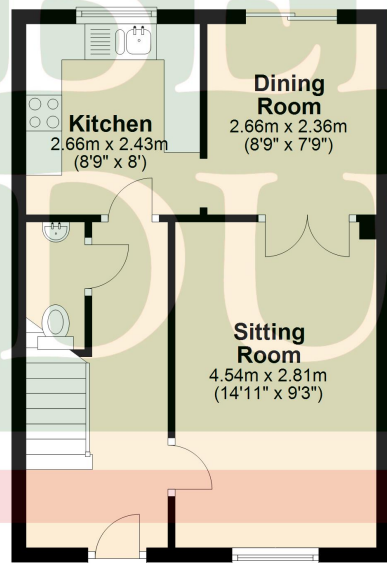






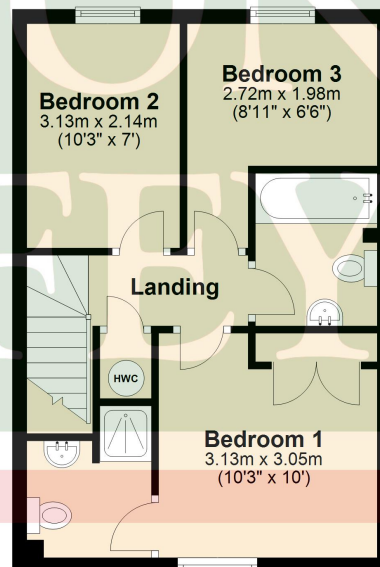
### Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.4 sq. feet)





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