



**75 Greenway Lane, Fakenham**  
**Guide Price £200,000**

**BELTON DUFFEY**





## **75 GREENWAY LANE, FAKENHAM, NORFOLK, NR21 8ES**

Requiring refurbishment, end terrace period house with spacious 3 bedroom, 2 bathroom accommodation, parking, garage and gardens. No chain.

### **DESCRIPTION**

75 Greenway Lane is a rare opportunity to purchase a character property requiring a programme of refurbishment on a popular road in the market town of Fakenham. There is spacious flexible ground floor accommodation currently comprising a kitchen with a utility room, dining room, sitting room and a conservatory. There is also a downstairs bedroom with an en suite and a further family shower room. The first floor landing leads to the 2 upstairs bedrooms, which offer scope to divide into 3 (subject to the necessary permissions) and a useful attic space.

Further benefits include gas-fired central heating and majority UPVC windows and doors. Outside, there is a small gravelled courtyard to the front and a lawned and paved rear garden with a gravelled parking area and garage.

75 Greenway Lane is being offered for sale with no onward chain.

### **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 partly glazed timber door with a storm porch over leads from the front of the property into the entrance lobby with staircase leading up to the first floor landing. Doors to the sitting room and dining room.

### **SITTING ROOM**

3.70m x 3.61m (12' 2" x 11' 10")

Understairs storage cupboard, radiator, wide window to the front and a sliding door leading to:







## **KITCHEN/BREAKFAST ROOM**

4.70m x 2.10m (15' 5" x 6' 11")

A range of base and wall units with laminate worktops, tiled splashbacks, cooker space. Gas-fired boiler, radiator, space for a breakfast table and chairs. Window and a sliding door to the conservatory. Opening to:

## **UTILITY ROOM**

3.28m x 1.41m (10' 9" x 4' 8")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, extractor fan, window overlooking the rear garden and a door leading into:

## **SHOWER ROOM**

2.10m x 1.84m (6' 11" x 6' 0")

Tiled shower cubicle with a mixer shower, pedestal wash basin and WC. Tiled splashbacks, extractor fan, radiator and a window to the front with obscured glass.

## **CONSERVATORY**

2.89m x 2.89m (9' 6" x 9' 6")

Double glazed UPVC windows on a low brick wall with a polycarbonate roof. Sliding door to bedroom 1 and a glazed UPVC door leading outside to the rear garden.

## **DINING ROOM**

5.85m x 2.49m (19' 2" x 8' 2")

Double aspect windows to the front and side, radiator and an opening to:

## **BEDROOM 1**

3.21m x 2.89m (10' 6" x 9' 6")

Window to the side, radiator and an opening to:

## **EN SUITE SHOWER ROOM**

3.20m x 1.49m (10' 6" x 4' 11")

Wet room style shower area with an electric shower, wall mounted wash basin, WC. Tiled splashbacks and an electric wall heater.

## **FIRST FLOOR LANDING**

Loft hatch, narrow door to the attic space and doors to bedrooms 2 and 3.





## **BEDROOM 2**

4.58m x 2.99m (15' 0" x 9' 10") at widest points.

L-shaped room which offers scope to divide into 2 bedrooms (subject to the necessary consents). Radiator, range of fitted cupboards and 2 windows overlooking the rear garden.

## **BEDROOM 3**

3.13m x 2.72m (10' 3" x 8' 11")

Radiator, fitted cupboard, recess housing the hot water cylinder, dormer window to the front of the property.

## **ATTIC SPACE**

4.01m x 2.44m (13' 2" x 8' 0") restricted head height.

Attic space providing useful storage. Window to the side.

## **OUTSIDE**

Number 75 is set back from the road behind a small gravelled courtyard garden bounded by a low brick wall with space for planters etc and leading to the front entrance porch.

A shared gravelled driveway to the side leads to the rear of the property where a 5 bar gate opens onto a gravelled parking area and leading further to garage. There is a lawned garden to the side (currently in an overgrown state) with a timber shed, dilapidated greenhouse and an extensive paved patio area.

## **GARAGE**

3.94m x 3.63m (12' 11" x 11' 11")

Up and over door to the front and a window to the side.

## **DIRECTIONS**

Proceed out of Fakenham town centre heading north on Queens Road and turn right at the traffic lights onto Greenway Lane. Pass the Henry IV public house on the left and you will see number 75 a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

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





**TENURE**

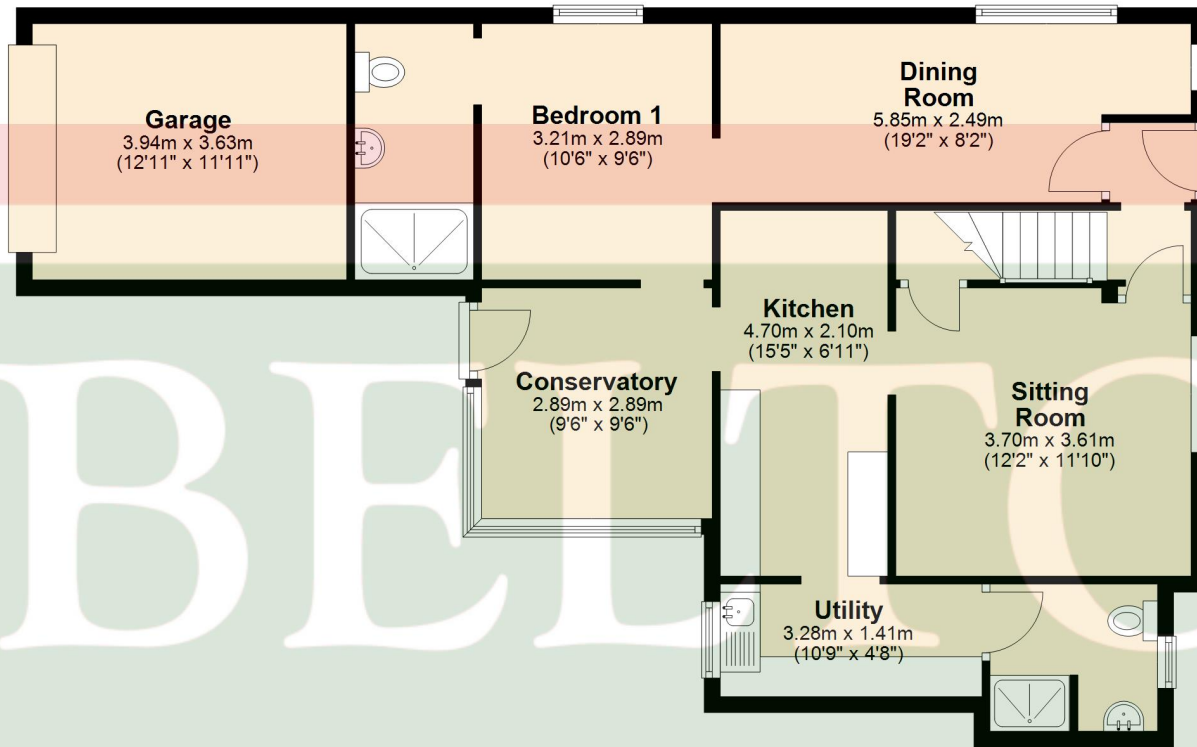
This property is for sale Freehold.

**VIEWING**

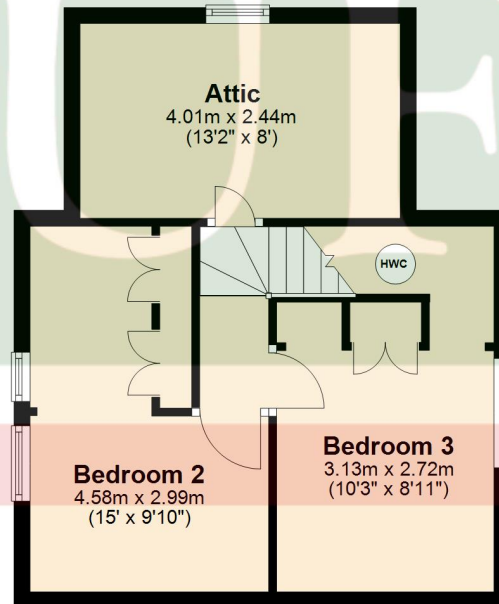
Strictly by appointment with the agent.







**Ground Floor**  
Approx. 86.6 sq. metres (932.4 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.7 sq. feet)

Total area: approx. 124.1 sq. metres (1336.1 sq. feet)



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