



Little Ivy, Fakenham
Guide Price £600,000

BELTON DUFFEY



LITTLE IVY, 39 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8AU

A substantial period family house with 5 bedroom accommodation laid out over 3 storeys, good sized garden and driveway parking, walking distance of town centre.

DESCRIPTION

Little Ivy is a substantial period family house situated in a prominent location on Norwich Road and just a few minutes' walk from the centre of the market town of Fakenham. The property has well presented spacious accommodation laid out 3 storeys with a wealth of period features including exposed ceiling beams, fireplaces to many of the rooms, picture rails, exposed floorboards and quarry tiled flooring. There is also the convenience of gas-fired central heating and UPVC double glazed windows.

The spacious ground floor accommodation comprises an entrance hall, rear lobby, kitchen/breakfast room with a separate utility, dining room, sitting room, study and cloakroom. The first floor landing leads to 4 bedrooms, 1 with an en-suite shower room, and a family bathroom. To the second floor, there is a spacious landing leading to bedroom 5 which has a walk-in wardrobe and an en suite bathroom.

Outside, Little Ivy is set back from the road behind an extensive gravelled driveway which provides parking for several cars and a good sized attractively landscaped garden to the rear.

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 HALL

A partly glazed painted timber door with a storm porch over and a quarry tiled threshold leads from the driveway to the front of the property into the spacious entrance hall with a recessed door mat, quarry tiled floor and recess for shoe storage. Staircase to the first floor landing with storage cupboard under with window. Exposed floorboards, Victorian cast iron fireplace, 2 radiators and dado rail.

REAR LOBBY

Quarry tiled floor, radiator, dado rail and a partly glazed timber door leading outside to the rear garden with a recessed door mat. Door to the study and an opening to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

3.05m x 2.65m (10' 0" x 8' 8")

A range of cream base units with wood block worktops incorporating a double butler sink with a chrome swan neck mixer tap, tiled splashbacks. Stainless steel range cooker with an electric oven and gas hob with an extractor hood over in an old pine surround. Spaces and plumbing for a dishwasher, tumble dryer and an American style fridge freezer. Fitted shelves to the sides of the cooker space, picture rail, radiator, laminate flooring, room for a breakfast table and chairs and a UPVC window overlooking the rear garden. Shelved pantry with old pine cupboards, quarry tiled floor and a UPVC window to the side.

DINING ROOM

4.18m x 3.83m (13' 9" x 12' 7")

Cast iron fireplace with tiled inserts and a quarry tiled hearth, radiator, exposed floorboards, picture rail and a UPVC window to the front.

STUDY

3.98m x 2.60m (13' 1" x 8' 6")

Fireplace housing a cast iron wood burning stove on a slate hearth, radiator, fitted shelves to the sides of the fireplace. UPVC window overlooking the rear garden and a door leading into:

UTILITY ROOM

2.00m x 1.54m (6' 7" x 5' 1")

A range of wall and base units with laminate worktops incorporating a round stainless steel sink with drainer and chrome mixer tap, tiled splashbacks. Space and plumbing for a washing machine, quarry tiled floor, skylight window, gas-fired central heating boiler and a traditional clothes airer. Timber door leading outside to the rear garden and a door to:

CLOAKROOM

WC, wall mounted wash basin with a tiled splashback, quarry tiled floor, radiator, painted brick walls and a UPVC window to the rear.

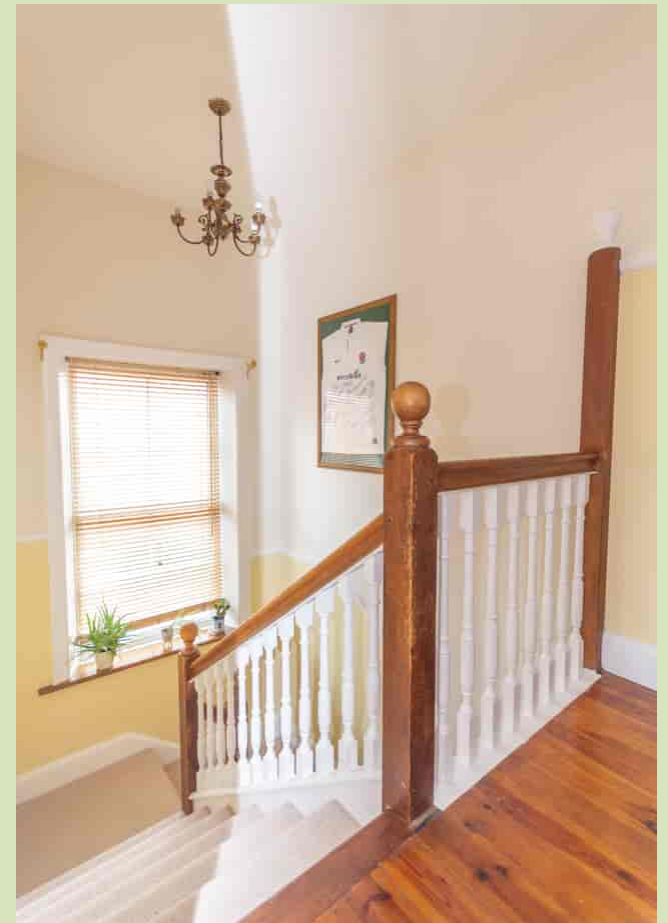
SITTING ROOM

4.50m x 3.81m (14' 9" x 12' 6")

Working cast iron fireplace with tiled inserts, a painted timber surround and matching hearth, 2 radiators, exposed floorboards, dado and picture rails, TV point and a UPVC window to the front.

FIRST FLOOR LANDING

Shelved storage cupboard, exposed floorboards, dado rail, radiator and an archway leading to the staircase to the second floor landing. UPVC window to the side on the half landing.



BEDROOM 1

5.90m x 3.83m (19' 4" x 12' 7")

Victorian cast iron fireplace, radiator, exposed floorboards, picture rail, TV point, UPVC window to the front and a door leading into:

EN SUITE SHOWER ROOM

2.29m x 1.68m (7' 6" x 5' 6")

Suite comprising a corner shower cubicle, pedestal wash basin with a tiled splashback, WC. Radiator, picture rail and a UPVC window to the front.

BEDROOM 2

3.96m x 3.83m (13' 0" x 12' 7")

Cast iron fireplace with a tiled hearth, radiator, picture rail and a UPVC window to the front.

BEDROOM 3

3.49m x 3.44m (11' 5" x 11' 3")

Cast iron fireplace, understairs storage cupboard, picture rail, radiator and a UPVC window overlooking the rear garden.

BEDROOM 4

3.98m x 2.48m (13' 1" x 8' 2")

Cast iron fireplace with fitted shelving to the side, radiator, picture rail and a UPVC window overlooking the rear garden.

FAMILY BATHROOM

2.45m x 2.29m (8' 0" x 7' 6")

A suite comprising a shaped panelled bath with a chrome mixer shower over and glass shower screen, wall mounted wash basin, WC. Cast iron fireplace with shelving to the side, radiator, picture rail, wall tiles and a UPVC window to the rear.

SECOND FLOOR LANDING

6.61m x 3.27m (21' 8" x 10' 9")

Exposed brick walls and beams, radiator, skylight window and a UPVC window to the side. Partly glazed door leading into:

BEDROOM 5

4.57m x 3.64m (15' 0" x 11' 11")

Cupboard housing the hot water cylinder with airing shelves, walk-in wardrobe with a light and eaves access. Exposed beams, radiator, eaves storage, skylight window and ceiling fan. Door leading into:



EN SUITE BATHROOM

2.75m x 2.21m (9' 0" x 7' 3")

A suite comprising a freestanding enamel bath with ball and claw feet on a raised timber plinth, shower cubicle with an electric shower, vanity cupboard incorporating a wash basin, WC. Wall tiles, skylight window and a window to the inner landing.

OUTSIDE

Little Ivy stands in a prominent position set back from Norwich Road behind an extensive gravelled driveway providing parking for several cars accessed across a public right of way. There is a fenced side boundary and a low brick wall with metal railings to the front and a raised border. Refuse bin storage area to the side and a tall pedestrian gate leading to the rear garden.

The rear garden has been attractively landscaped with a decked terrace opening out from the rear of the property which is partly covered with a timber framed canopy with a polycarbonate roof. There is a good sized lawn beyond with hedged and fenced boundaries, gravelled area, summer house, 2 timber garden sheds, outside tap and electrical socket.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road passing the Aldi supermarket on your right. You will see Little Ivy approximately 100 yards 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 D.

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

TENURE

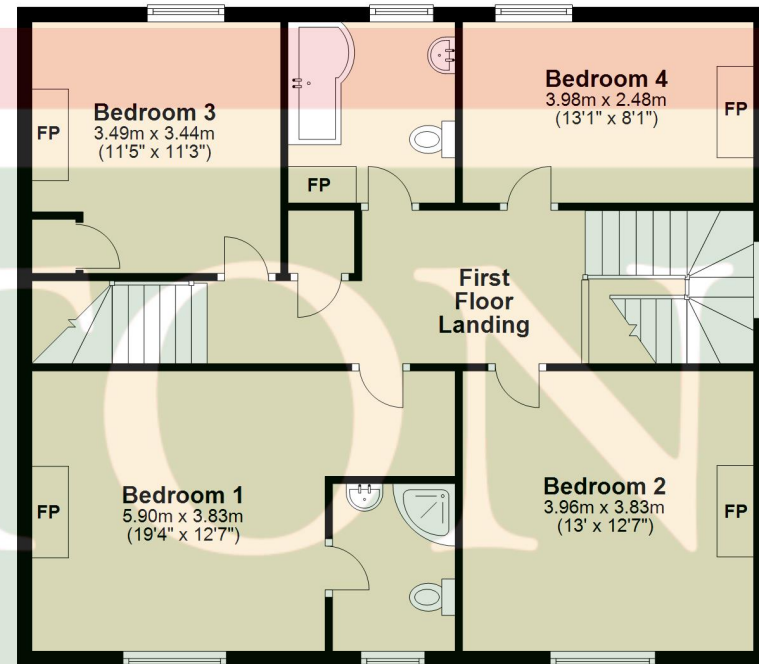
This property is for sale Freehold.

VIEWING

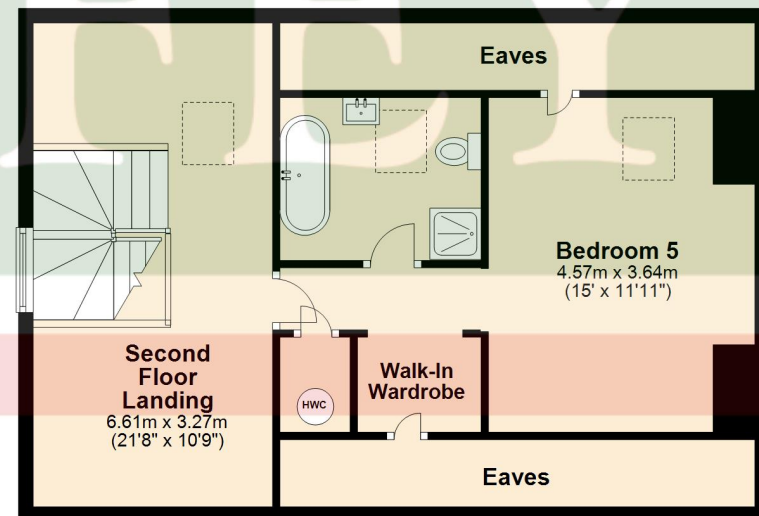
Strictly by appointment with the agent.



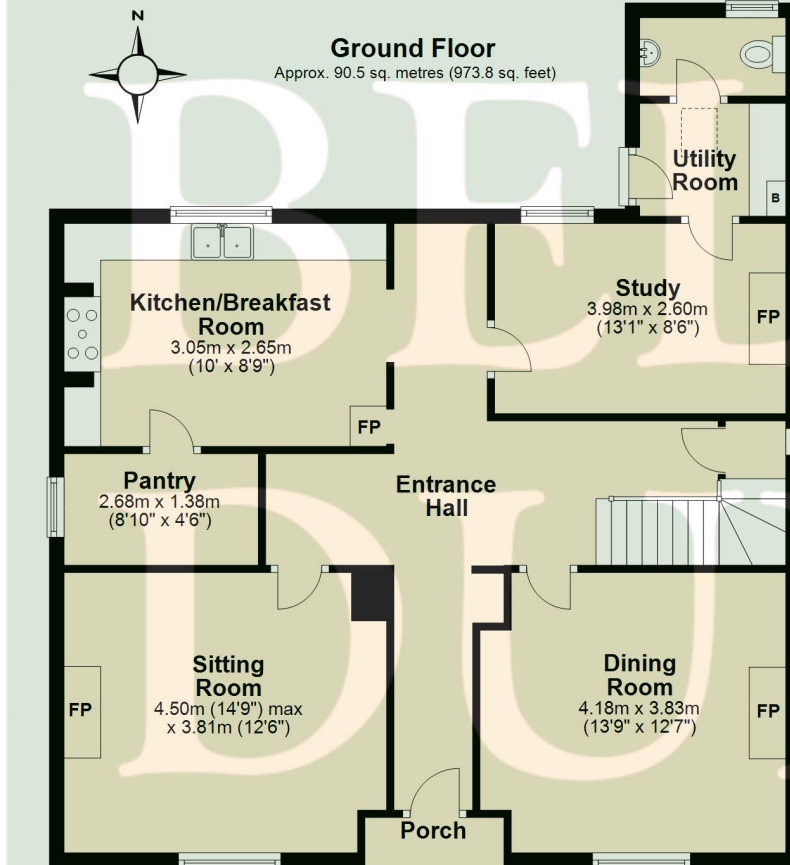
First Floor
 Approx. 85.0 sq. metres (915.0 sq. feet)



Second Floor
 Approx. 65.1 sq. metres (700.5 sq. feet)



Ground Floor
 Approx. 90.5 sq. metres (973.8 sq. feet)



Total area: approx. 240.6 sq. metres (2589.3 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.

