



12 St Peters Road, Fakenham
Guide Price £230,000

BELTON DUFFEY



12 ST PETERS ROAD, FAKENHAM, NORFOLK, NR21 8AJ

An extended end terrace house with 3 bedroom accommodation and gardens situated on a cul de sac close to the town centre. No onward chain.

DESCRIPTION

12 St Peters Road is an end terrace house situated at the end of a cul de sac approximately 1/2 mile from the centre of the market town of Fakenham. There is accommodation comprising an entrance hall, kitchen/breakfast room, a good sized sitting/dining room with a landing upstairs leading to 3 bedrooms and a shower room. The property also has the benefit of UPVC double glazed windows and doors, an intruder alarm installed, gas-fired central heating and a lean-to store room which lends itself to the creation of another reception room (subject to the necessary permissions).

Outside, there is a lawned front garden, a low maintenance rear garden which backs onto a small playing field with communal parking available close by.

12 St Peters Road 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 glazed UPVC door with a glazed panel to the side leads from the front of the property into the entrance lobby with windows to the sides and space for shoe storage etc. Wide opening to:

INNER HALLWAY

Staircase to the first floor landing with storage space under, radiator and doors to all of the ground floor rooms.

CLOAKROOM

Vanity storage unit incorporating a wash basin, WC and an obscured glass window to the rear.

KITCHEN/BREAKFAST ROOM

5.53m x 2.65m (18' 2" x 8' 8")

A range of base and wall units with laminate worktops incorporating a resin one and a half bowl sink with a mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, microwave shelf, spaces and plumbing for a dishwasher and freestanding fridge freezer. Breakfast bar with space under for stools, radiator, window to the store room and a window to the front of the property.



SITTING/DINING ROOM

6.09m x 5.53m (20' 0" x 18' 2")

A good sized triple aspect room with high level windows to the side and windows overlooking the front and rear gardens. Glazed sliding patio doors leading outside to the rear of the property, 3 radiators, ceiling fan light and wall lights.

FIRST FLOOR LANDING

Shelved airing cupboard housing the hot water cylinder, window to the rear overlooking the rear garden and playing field beyond, space for freestanding furniture or a small desk and chair, loft hatch. Doors to the 3 bedrooms and shower room.

BEDROOM 1

3.81m x 3.53m (12' 6" x 11' 7")

Radiator and a window to the front.

BEDROOM 2

3.46m x 3.1m (11' 4" x 10' 2") at widest points.

Built-in wardrobe cupboard with mirrored sliding doors, radiator and a window to the front.

BEDROOM 3

3m x 2.51m (9' 10" x 8' 3") at widest points.

Radiator and a window overlooking the rear garden and playing field beyond.

SHOWER ROOM

A shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Radiator, tiled walls, extractor fan and an obscured glass window to the rear.

OUTSIDE

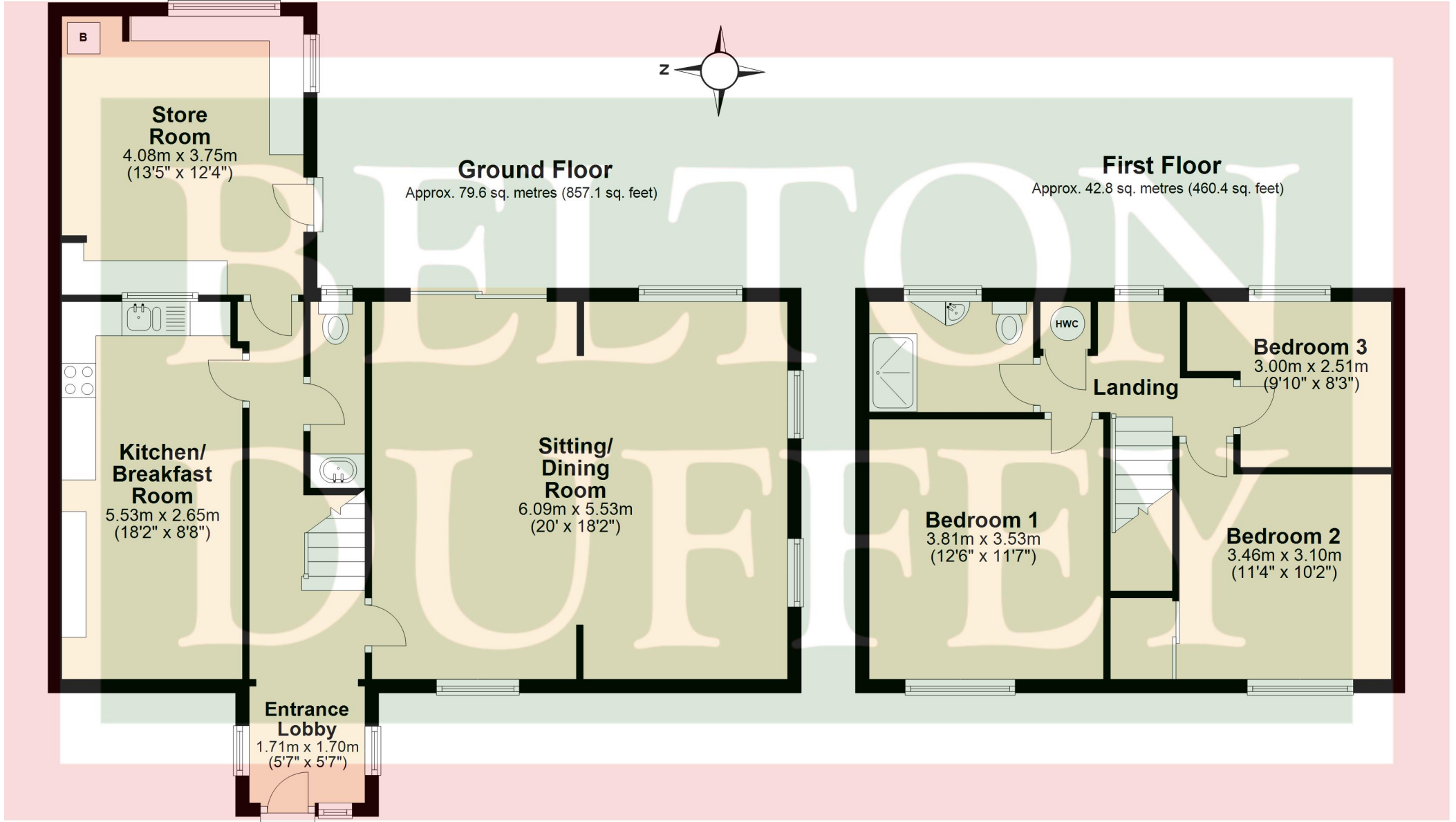
12 St Peters Road stands behind a lawned front garden with a fenced boundary to the side and a concrete pathway leading to the front entrance door with outside light.

A pedestrian gate opens onto a paved walkway to the rear garden which has fenced boundaries. The garden has been paved for ease of maintenance with a dilapidated shed, outside tap and lighting and a gate to the rear leading to the playing field. Communal parking is available close by.

STORE ROOM

4.08m x 3.75m (13' 5" x 12' 4")

A partly brick built store with a timber lean-to and flat roof, which lends itself to conversion to create another reception room (subject to the necessary permissions). Gas-fired boiler, worktop with spaces and plumbing under for a washing machine and tumble dryer, windows overlooking the rear garden and a partly glazed door leading outside.



Total area: approx. 122.4 sq. metres (1317.5 sq. feet)

DIRECTIONS

Leave Fakenham town centre heading north on Queens Road and, at the end, cross straight over the traffic lights and take the second left-hand turn onto St Peters Road. Take the second left into the communal parking area and you will see number 12 at the far left hand corner of the group of houses, 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, 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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