



5 Lamberts Close, Weasenham
Offers in Excess of £175,000

BELTON DUFFEY



5 LAMBERTS CLOSE, WEASENHAM, NORFOLK, PE32 2TE

A modern mid terrace house with 3 bedroom accommodation, conservatory, courtyard garden and further communal gardens.

DESCRIPTION

5 Lamberts Close is a modern mid terrace house constructed of brick walls under a pantiled roof on the edge of the rural village of Weasenhams, conveniently located between the market towns of Fakenham and Swaffham. The property has ground floor accommodation comprising an entrance hall, L-shaped sitting room, kitchen which is open plan to a conservatory diner with a separate utility room, rear lobby and cloakroom. The landing upstairs leads to 3 bedrooms and a bathroom and there is also the benefit of replacement UPVC double glazed windows and doors and oil-fired central heating.

Outside, 5 Lamberts Close has a small front garden, a low maintenance courtyard garden to the rear, a further communal garden area behind the property and on-street parking readily available.

SITUATION

The Weasenhams comprise 2 villages, Weasenhams All Saints and St Peters, both named after their respective churches, and comprise a mixture of period and modern properties with a large village green and pond, village hall and a primary school. Conveniently located approximately 8 miles south of the town of Fakenham with its weekly market, 9 miles north of the market town of Swaffham, and only 4 miles from the amenity rich village of Great Massingham, the villages are also within the catchment area for the highly regarded Litcham School.

The surrounding countryside is attractive and well-wooded and the north Norfolk coast, an Area of Outstanding Natural Beauty, is within easy motoring distance, with its leisure facilities including sandy beaches, sailing, bird watching and walking etc.

ENTRANCE HALL

1.85m x 1.83m (6' 1" x 6' 0") Steps lead up from the front of the property to a glazed UPVC door leading into the entrance hall with the staircase to the first floor landing, radiator. Laminate flooring, window to the front and a glazed timber door leading into:

SITTING ROOM

5.09m x 3.94m (16' 8" x 12' 11") Red brick fireplace, currently housing an electric stove, with a quarry tiled hearth and timber mantel, radiator. Understairs alcove forming a small study area, dado rail, window to the front and a glazed timber door leading into:

KITCHEN

3.68m x 2.86m (12' 1" x 9' 5") A range of duck egg blue base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Cooker space, space and plumbing for a dishwasher, radiator, ceramic tiled floor. Door to the rear lobby and a wide opening to:

CONSERVATORY DINER

2.27m x 2.22m (7' 5" x 7' 3") UPVC construction with a polycarbonate roof, ceramic tiled floor, sliding patio door leading outside to the rear courtyard garden.



REAR LOBBY

Space for coat hooks, radiator, ceramic tiled floor, door to the cloakroom and a partly glazed UPVC door leading outside to the rear courtyard garden. Opening to:

UTILITY ROOM

2.22m x 2.06m (7' 3" x 6' 9") Laminate worktop with space and plumbing under for a washing machine, space for a freestanding fridge freezer, Worcester oil-fired boiler. Fitted wall cupboards, ceramic tiled floor.

CLOAKROOM

Wall mounted wash basin, WC, ceramic tiled floor and a window to the rear with obscured glass.

FIRST FLOOR LANDING

Shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.56m x 2.77m (11' 8" x 9' 1") inc. wardrobes. Extensive range of fitted wardrobe cupboards with mirrored sliding doors, radiator and a window overlooking the rear courtyard garden.

BEDROOM 2

4.02m x 3.02m (13' 2" x 9' 11") at widest points. Radiator and a window to the front.

BEDROOM 3

4m x 1.98m (13' 1" x 6' 6") Radiator and a window to the front.

BATHROOM

2.77m x 1.4m (9' 1" x 4' 7") A white suite comprising a panelled bath with an electric shower and a glass shower screen over, pine vanity cupboard incorporating a wash basin, WC. Radiator, vinyl flooring, tiled splashbacks and a window to the rear with obscured glass.

OUTSIDE

The property is approached over a Yorkstone pathway with gravel areas and steps up to front door with storm porch over and outside light. On-street parking is readily available close by.

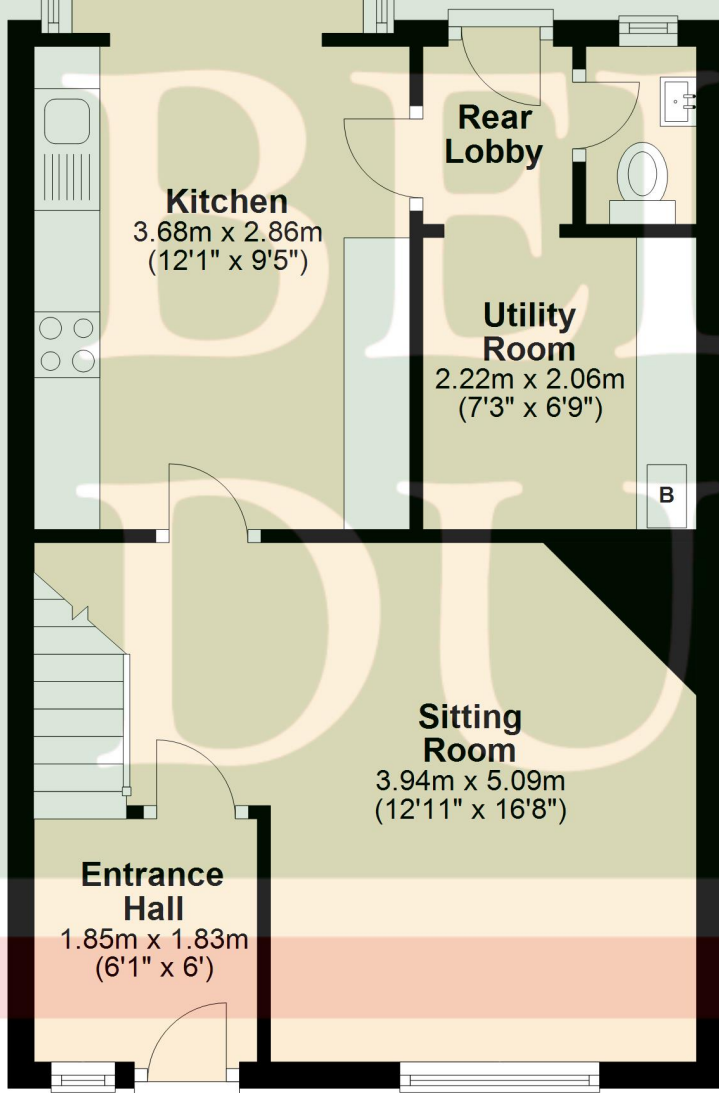
To the rear there is a small south easterly facing courtyard garden which has laid out for ease of maintenance with Indian sandstone with granite sets, space for a table and chairs, perimeter shrub bed, plastic oil tank. Tall fenced boundaries and a gate leading into to a further lawned communal garden area.



**Conservatory
Diner**
2.27m x 2.22m
(7'5" x 7'3")

Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Kitchen
3.68m x 2.86m
(12'1" x 9'5")

**Rear
Lobby**

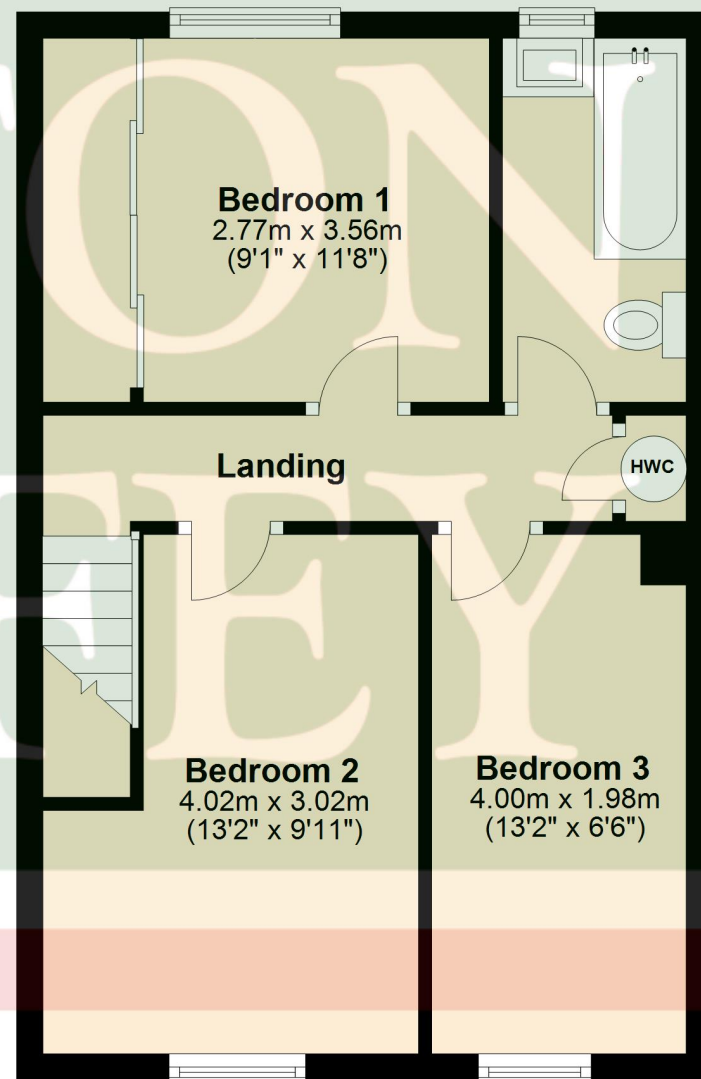
**Utility
Room**
2.22m x 2.06m
(7'3" x 6'9")

**Sitting
Room**
3.94m x 5.09m
(12'11" x 16'8")

**Entrance
Hall**
1.85m x 1.83m
(6'1" x 6')

First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Bedroom 1
2.77m x 3.56m
(9'1" x 11'8")

Landing

Bedroom 2
4.02m x 3.02m
(13'2" x 9'11")

Bedroom 3
4.00m x 1.98m
(13'2" x 6'6")

Total area: approx. 72.8 sq. metres (783.7 sq. feet)

DIRECTIONS

Take the A1065 out of Fakenham heading towards Swaffham, passing through the villages of East Raynham and West Raynham. On entering the village of Weasenham St Peter turn right, signposted Great Massingham. Turn immediately right again onto Lamberts Lane and continue through the village green and take the next left into Lamberts Close. You will see number 5 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. 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.





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