



**46 Wells Road, Fakenham**  
**Guide Price £285,000**

**BELTON DUFFEY**



## 46 WELLS ROAD, FAKENHAM, NORFOLK, NR21 9AA

MIXED USE OPPORTUNITY: Grade II Listed period property offering flexible accommodation of character for a variety of uses, situated in a prominent town centre location.

### DESCRIPTION

This most attractive Grade II Listed period semi detached property of character offers spacious flexible accommodation laid out over two storeys and a prominent Fakenham town centre location within easy walking distance of all amenities. The property currently has full commercial use (Class E) but, in the past, the property has also been a private residence and could provide a rare opportunity for a residential conversion or, perhaps, mixed use with commercial premises to the ground floor and a residential apartment upstairs (subject to the necessary permissions).

Presented in excellent order, the existing ground floor accommodation includes an entrance hallway with 2 good sized office rooms, a useful store room, kitchen, boot/boiler room and a cloakroom. Upstairs, the landing leads to 4 more office rooms, a useful store room, cloakroom and shower room. The property further benefits from period detailing, gas-fired radiator central heating, 4 panel internal doors and sash windows. Outside, there is a small walled courtyard to the rear with a small outbuilding and a space to the side of the building suitable for the storage of refuse bins etc. An online virtual tour is available for this property by request from Belton Duffey.



## **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 door with entrance portico and external courtesy lighting leads from the front of the property into the entrance hall with staircase to the first floor landing, radiator in cabinet, tiled floor and doors to the 2 ground floor office rooms.

## **OFFICE 1**

4.29m x 3.60m (14' 1" x 11' 10") A spacious bright and airy double aspect room with sash windows to the front and side, cast iron fireplace with ornate surround, radiator and a door to the kitchen.

## **OFFICE 2**

4.04m x 3.70m (13' 3" x 12' 2") Sash window to the front with original shutters, radiator, recessed ceiling lights and a door to the store room.

## **STORE ROOM**

3.73m x 2.33m (12' 3" x 7' 8") Useful store room with built-in cupboard, radiator and connecting doors to office 2 and the kitchen.

## **KITCHEN**

3.66m x 3.12m (12' 0" x 10' 3") A stylish 'retro' vintage themed kitchen with 2 fitted storage cupboards, 1 incorporating a stainless steel sink unit, tiled floor and splashbacks, spaces for white goods and a table and chairs. 2 sash windows to the side and a door leading into:

## **BOOT/BOILER ROOM**

1.75m x 1.50m (5' 9" x 4' 11") Wall mounted gas-fired boiler providing hot water and central heating, space for coat hooks, tiled floor, sash window to the side and a partly glazed door leading outside to the courtyard to the rear of the property. Door to:

## **CLOAKROOM**

Window to the rear with obscured glass, wall mounted wash basin, WC, radiator and tiled floor.





## **FIRST FLOOR LANDING**

Galleried landing with a window to side, loft hatch and radiator.

## **OFFICE 3**

5.60m x 3.12m (18' 4" x 10' 3") Radiator, 2 sash windows to the side and a door to:

## **OFFICE 6**

3.80m x 3.50m (12' 6" x 11' 6") Radiator, sash window to the front and doors to offices 4 and 5.

## **OFFICE 4**

3.70m x 2.94m (12' 2" x 9' 8") Feature cast iron fireplace, radiator, sash window to the front and a narrow window to the rear.

## **OFFICE 5**

3.80m x 3.31m (12' 6" x 10' 10") Radiator and a sash window to the front.

## **STORE**

1.70m x 1.70m (5' 7" x 5' 7") Accessed off the landing, radiator.

## **SHOWER ROOM**

A fully tiled walk-in shower room.

## **FIRST FLOOR CLOAKROOM**

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

## **OUTSIDE**

46 Wells Road presents a handsome Georgian frontage behind retaining brick wall and cast iron railings with a paved pathway to the front entrance door, cobbled areas to the sides with space for planters and external courtesy lighting.

To the rear, there is a small walled courtyard with gravelled patio area and brick built store, outside light, gated access and an area to the side of the property with space for bin storage etc. Please note that the neighbouring property has a pedestrian right of way over the courtyard.

## **DIRECTIONS**

From Belton Duffey's Fakenham Office head west across the Market Place and turn right on to Oak Street, just after the Fakenham Central Cinema. Oak Street becomes Wells Road, pass Tesco and number 46 can be found further up on the right-hand side, just before the roundabout junction.



## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating n/a (exempt as Grade II Listed building).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Registered for Business Rates - current rateable value £7,900.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





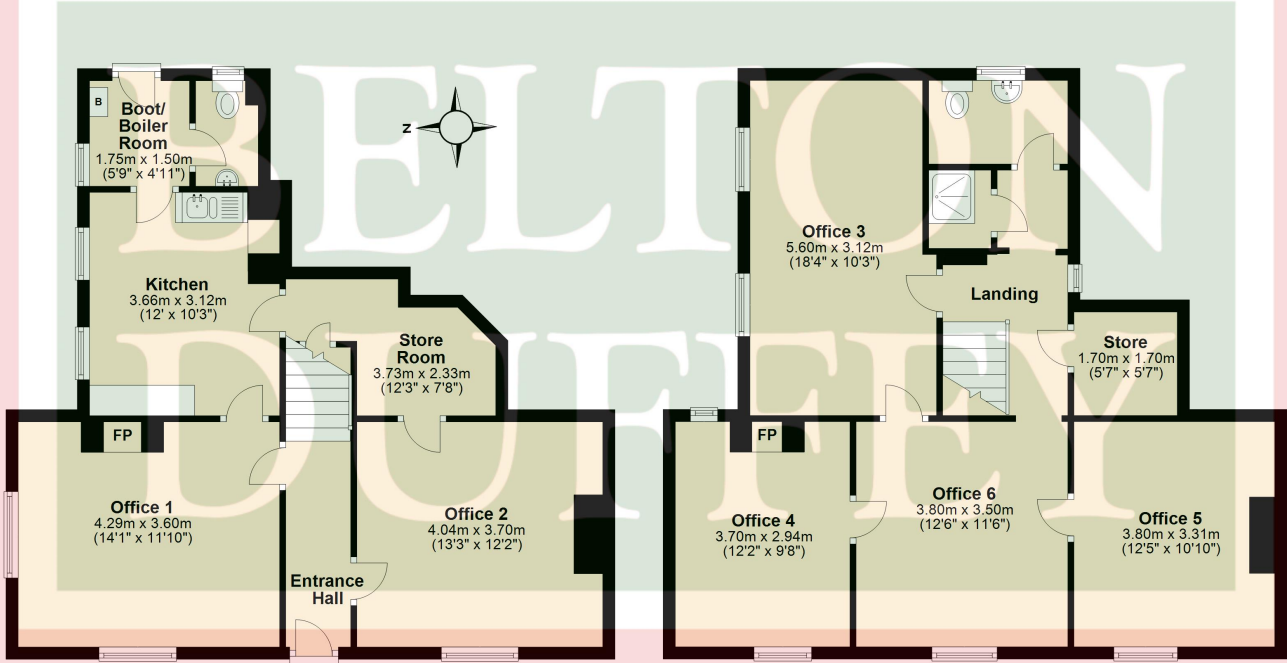


**Ground Floor**

Approx. 51.8 sq. metres (557.2 sq. feet)

**First Floor**

Approx. 69.4 sq. metres (747.3 sq. feet)



Total area: approx. 121.2 sq. metres (1304.5 sq. feet)





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