



**6 East View, Hempton**  
**Guide Price £325,000**

**BELTON DUFFEY**



## **6 EAST VIEW, RAYNHAM ROAD, HEMPTON, NORFOLK, NR21 7LW**

A superbly presented extended semi detached family house with flexible 3/4 bedroom accommodation, large gardens and a detached outbuilding.

### **DESCRIPTION**

6 East View is a semi detached ex-local authority house situated on the edge of the conveniently located village of Hempton on the outskirts of Fakenham with fine field views to the front. The property is set back well back from the road behind an extensive gravelled driveway with a large west facing garden to the rear and a useful detached outbuilding.

The current owners have carried out an extensive programme of refurbishment including an impressive partly half vaulted kitchen/dining room extension to the rear. The ground floor also provides an entrance hall, sitting room, cloakroom and a study/bedroom 4. The landing upstairs leads to 3 further bedrooms and a luxury family bathroom with further benefits including UPVC double glazed windows and doors, gas-fired central heating with electric underfloor heating in the kitchen/dining room and a fireplace in the sitting room housing a wood burning stove.

Please note that 6 East View is not subject to an ex-local authority restriction meaning that there are no qualifying conditions prospective purchasers need to meet.

### **SITUATION**

Hempton is on the edge of north Norfolk's largest town, Fakenham - 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 UPVC door leads from the front of the property into the entrance hall with staircase to first floor landing, radiator, solid oak engineered flooring and doors to the ground floor rooms.

### **CLOAKROOM**

1.63m x 0.83m (5' 4" x 2' 9")

Wall mounted wash basin, WC, solid oak engineered flooring, tiled splashbacks, radiator, extractor fan and a window to the rear with obscured glass.



## **OPEN PLAN KITCHEN/DINING ROOM**

4.88m x 4.42m (16' 0" x 14' 6")

An impressive partly half vaulted kitchen/dining room with recessed ceiling lights and a tiled floor with underfloor heating. Comprising:

### **KITCHEN AREA**

A range of Shaker style base and wall units with oak block worktops incorporating a butler sink with a brass mixer tap. Space for a range style cooker with gas connection, integrated dishwasher and spaces and plumbing for a washing machine and tall freestanding fridge freezer.

Radiator and a window to the side. Open plan to:

### **DINING AREA**

Room for a large dining table and chairs, range of matching cupboards, TV point and wide glazed aluminium bi-fold doors leading outside to the rear garden.

## **SITTING ROOM**

5.18m x 3.21m (17' 0" x 10' 6")

A double aspect sitting room with a window to the front and UPVC French doors leading outside to the rear garden. Fireplace housing a wood burning stove on a sandstone tiled hearth with a chunky oak mantel, 2 radiators.

## **STUDY/BEDROOM 4**

3.47m x 2.82m (11' 5" x 9' 3")

Radiator, solid oak engineered flooring and a window to the front.

## **FIRST FLOOR LANDING**

Shelved airing cupboard housing the combi boiler, window with a bench seat with views over the rear garden, doors to the 3 upstairs bedrooms and bathroom.

## **BEDROOM 1**

4.42m x 3.22m (14' 6" x 10' 7")

Extensive range of fitted wardrobe cupboards with sliding doors, recessed display shelves, radiator and a window to the front with far reaching field views.

## **BEDROOM 2**

3.24m x 3.20m (10' 8" x 10' 6")

Built-in storage cupboard, recessed display shelves, radiator and a window to the front with far reaching field views.



## **BEDROOM 3**

3.85m x 2.44m (12' 8" x 8' 0")

Built-in storage cupboard, radiator and a window overlooking the rear garden.

## **BATHROOM**

2.44m x 1.85m (8' 0" x 6' 1")

A white suite comprising a panelled bath with a chrome mixer shower and glass shower screen over, pedestal wash basin and WC. White towel radiator, dark oak effect flooring, tiled splashbacks, extractor fan and 2 windows to the rear with obscured glass.

## **OUTSIDE**

6 East View is set well back off Raynham Road behind an extensive gravelled driveway providing parking for several vehicles with well stocked perimeter borders bounded by reclaimed railway sleepers with fenced and walled boundaries. A step leads up to the front entrance door with outside light.

To the side of the property, a 5 bar gate leads to the west facing rear garden which comprises an extensive paved terrace with outside lighting and a good sized lawn beyond with a useful detached outbuilding and tall fenced boundaries.

## **OUTBUILDING**

Useful detached timber clad and tiled outbuilding comprising:

WORKSHOP/STORE

5.20m x 3.20m (17' 1" x 10' 6") Power and light, window to the rear.

WC

Wash basin, WC, tiled floor and a window to the side with obscured glass.

LOG STORE

## **DIRECTIONS**

Take the A1065 out of Fakenham heading towards Swaffham and, just before the right-hand turning to King George Road, the property can be found on the right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators and electric underfloor heating in the kitchen/dining room. EPC Rating Band D.

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





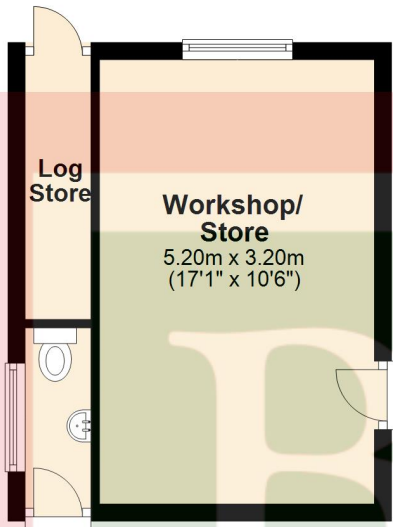
**TENURE**

This property is for sale Freehold.

**VIEWING**

Strictly by appointment with the agent.





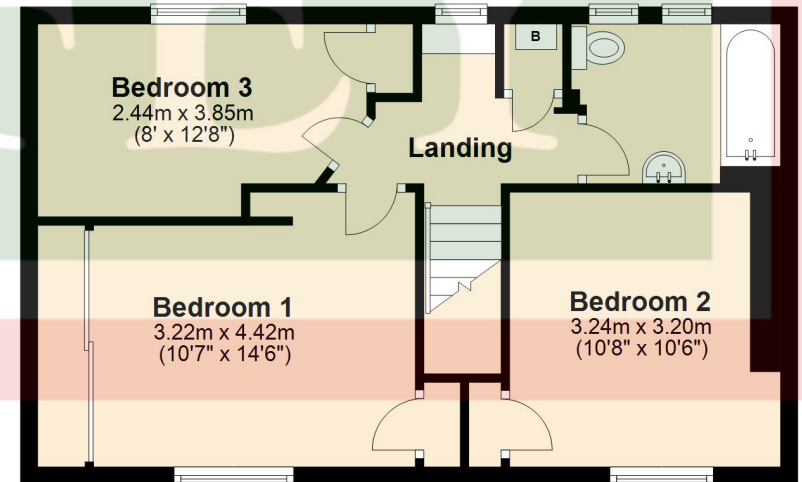
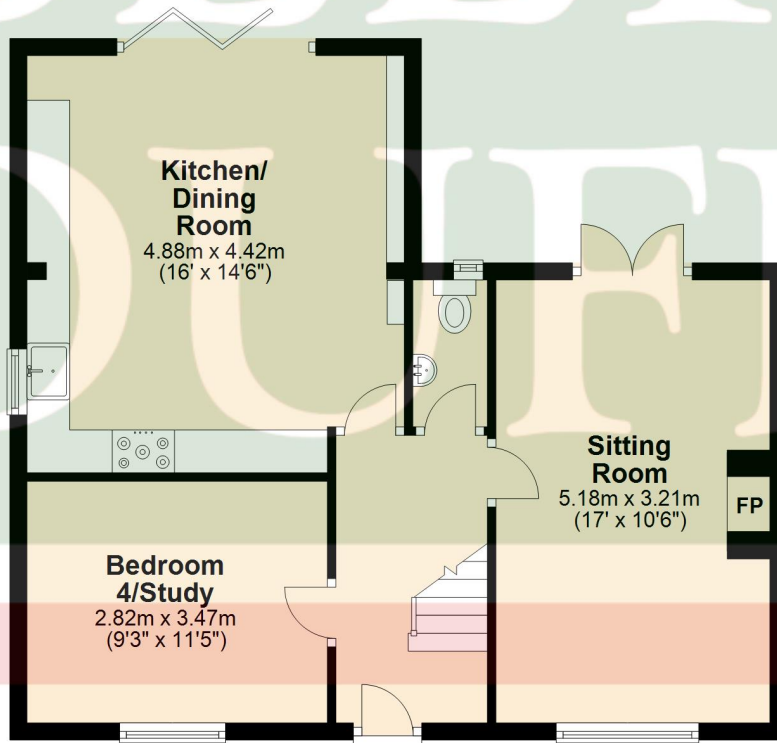
**Ground Floor**

Approx. 77.7 sq. metres (835.9 sq. feet)



**First Floor**

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.9 sq. feet)



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