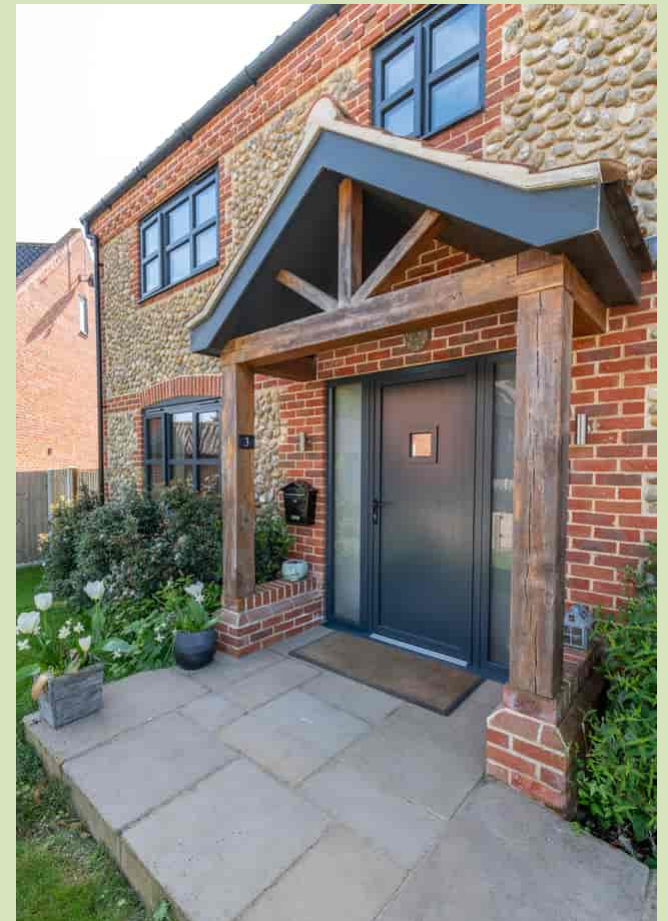




**3 St Peter Drive, Weasenham**  
**Guide Price £625,000**

**BELTON DUFFEY**





## **3 ST PETER DRIVE, WEASENHAM, NORFOLK, PE32 2FX**

A superb modern detached brick and flint family house situated on a small exclusive development in the rural village of Weasenhams with fine countryside views.

### **DESCRIPTION**

3 St Peter Drive is a modern brick and flint house family built in 2022 on a small exclusive development of just 4 other similar properties on the outskirts of the rural and conveniently located village of Weasenhams. The property has been finished with quality fixtures and fittings throughout including air source underfloor heating to the ground floor and radiators upstairs, solar panels with battery storage, aluminium double glazed windows and doors, oak veneer internal doors and fireplace housing a multi-fuel burning stove in the sitting room.

There is spacious ground floor living accommodation comprising an entrance hall, cloakroom, well appointed triple aspect kitchen/breakfast room with a separate utility, dining room/study and a double aspect sitting room. Upstairs, the galleried landing leads to 4 double bedrooms, the principal having an en suite shower room, and a luxury family bathroom.

Outside, there is driveway parking for several vehicles and a lawned garden to the front, cart shed garage and a good sized landscaped south facing garden to the rear backing onto countryside. Each home on the development owns an equal share of the management company responsible for insurance and the maintenance of the shared driveway and communal areas with a modest annual service charge payable (£500 in 2024).

### **SITUATION**

Weasenhams is a rural village with a mixture of period and modern properties around a large village green and pond, close to local primary schools and the sought after Litcham School catering for pupils aged between 4 and 16. The village is conveniently located 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 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.

### **PORCH**

A timber framed storm porch with a pitched tiled roof leads from the front of the property with outside lighting. Partly glazed composite entrance door with glazed panels to the sides leading into:







## **ENTRANCE HALL**

6.22m x 2.22m (20' 5" x 7' 3")

Staircase leading up to the galleried first floor landing with oak banisters and glass balustrade, understairs storage cupboard. Oversized ceramic floor tiles with underfloor heating, recessed ceiling lights and doors to all of the ground floor rooms.

## **CLOAKROOM**

1.97m x 0.87m (6' 6" x 2' 10")

Vanity storage unit incorporating a wash basin, WC, tiled floor and splashbacks, recessed ceiling light and extractor fan.

## **KITCHEN/BREAKFAST ROOM**

5.73m x 5.40m (18' 10" x 17' 9")

An impressive light and airy triple aspect kitchen/breakfast room with wide windows to both sides and a full wall of glazed aluminium bi-fold doors leading outside to the rear garden. Extensive range of shaker style base and wall units with quartz worktops and upstands incorporating a recessed stainless steel one and half bowl sink with mixer tap and drainer. Breakfast bar with shelving and oak worktops with space under for stools, room for a breakfast table and chairs.

Space for a range style cooker with a stainless steel splashback and extractor hood over, integrated dishwasher and space for an American style fridge freezer. Oversized ceramic floor tiles with underfloor heating, recessed ceiling lights.

## **UTILITY ROOM**

3.94m x 1.91m (12' 11" x 6' 3")

A range of shaker style base and wall units with quartz worktops and upstands incorporating a recessed stainless steel one and half bowl sink with mixer tap and drainer. Spaces and plumbing for a washing machine and tumble dryer, room for coat hooks and shoe storage etc, tiled floor, recessed ceiling lights, extractor fan and a glazed aluminium door leading to the cart shed garage.

## **DINING ROOM/STUDY**

4.21m x 3.94m (13' 10" x 12' 11")

Oversized ceramic floor tiles with underfloor heating, recessed ceiling lights and a window to the front of the property.

## **SITTING ROOM**

6.22m x 3.92m (20' 5" x 12' 10")

Good sized double aspect sitting room with a window to the front and a full wall of glazed aluminium bi-fold doors leading outside to the rear garden. Recessed fireplace housing a multi-fuel burning stove, oversized ceramic floor tiles with underfloor heating, recessed ceiling lights.







## **FIRST FLOOR LANDING**

6.22m x 2.22m (20' 5" x 7' 3")

Spacious galleried first floor landing with oak banisters and glass balustrade, radiator, loft hatch, recessed ceiling lights. Window to the front and doors to the 4 bedrooms and family bathroom.

## **BEDROOM 1**

5.73m x 5.40m (18' 10" x 17' 9") at widest points.

Large principal bedroom suite with 2 radiators, recessed ceiling lights and a window overlooking the rear garden and countryside beyond. Door leading into:

## **EN SUITE SHOWER ROOM**

3.25m x 1.60m (10' 8" x 5' 3")

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit with a worktop incorporating a wash basin and concealed cistern WC. Tiled floor and splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

## **BEDROOM 2**

4.23m x 3.94m (13' 11" x 12' 11")

Radiator, recessed ceiling lights and a window to the front.

## **BEDROOM 3**

3.92m x 3.15m (12' 10" x 10' 4")

Radiator, recessed ceiling lights and a window overlooking the rear garden and countryside beyond.

## **BEDROOM 4**

3.92m x 2.97m (12' 10" x 9' 9")

Radiator, recessed ceiling lights and a window to the front.

## **FAMILY BATHROOM**

3.92m x 1.90m (12' 10" x 6' 3")

A luxury suite comprising a panelled bath, shower cubicle with a chrome mixer shower, vanity storage unit with a worktop incorporating a wash basin and concealed cistern WC. Tiled floor and splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.





## **OUTSIDE**

Number 3 is situated towards the end of St Peter Drive, a small exclusive development of just 4 other similar properties accessed off School Road over a shared driveway. A pea shingled driveway to the front provides parking for 3 vehicles and leads to the cart shed garage with a lawned garden to the side and a pathway to the front entrance porch.

Gates to both sides of the property lead to the south facing rear garden which comprises an extensive sandstone paved terrace opening out from the kitchen and sitting room bi-fold doors with a lawn beyond interspersed with young trees. Perimeter and central plant beds, charming pergola seating area with an ornamental pond, tall fenced boundaries, air source heating pump, timber garden shed, outside tap and lighting.

## **CART SHED GARAGE**

6.35m x 3.07m (20' 10" x 10' 1")

Timber framed lean-to cart shed garage with a tiled roof, double doors to the front, power and light. Controls for the solar panels with battery storage, electric car charger, connecting door to the utility room.

## **DIRECTIONS**

From Fakenham take the A1065 signposted Swaffham passing the villages of East Raynham and South Raynham. On entering the village of Weasenham, pass the Church on the left and turn right signposted Great Massingham. Continue along Massingham Road with the village green on your right for approximately half a mile and turn left into School Road, just after the village sign. Turn immediately left into St Peter Drive where you will see number 3 towards the end of the development on the right-hand side.

## **OTHER INFORMATION**

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band F.

Mains water, mains drainage and mains electricity with photovoltaic solar panels installed and battery storage. Air source underfloor heating to the ground floor and radiators upstairs. Electric car charger. EPC Rating Band B.

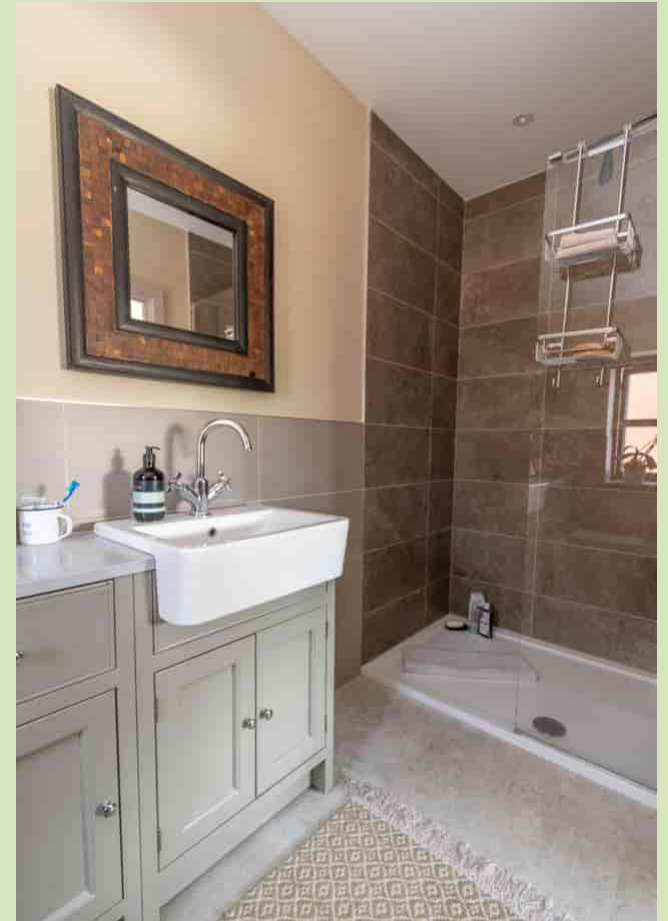
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

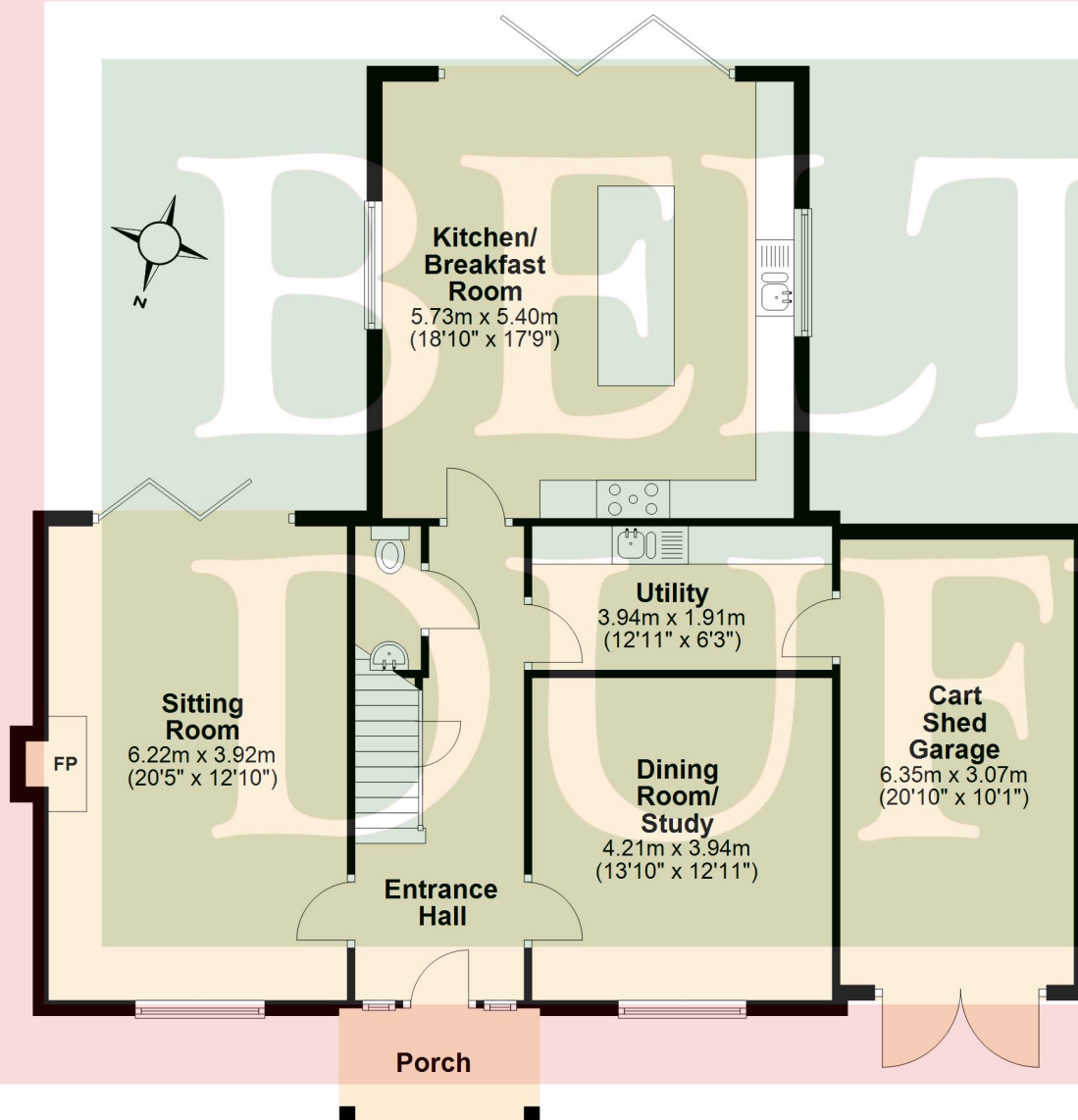
Strictly by appointment with the agent.





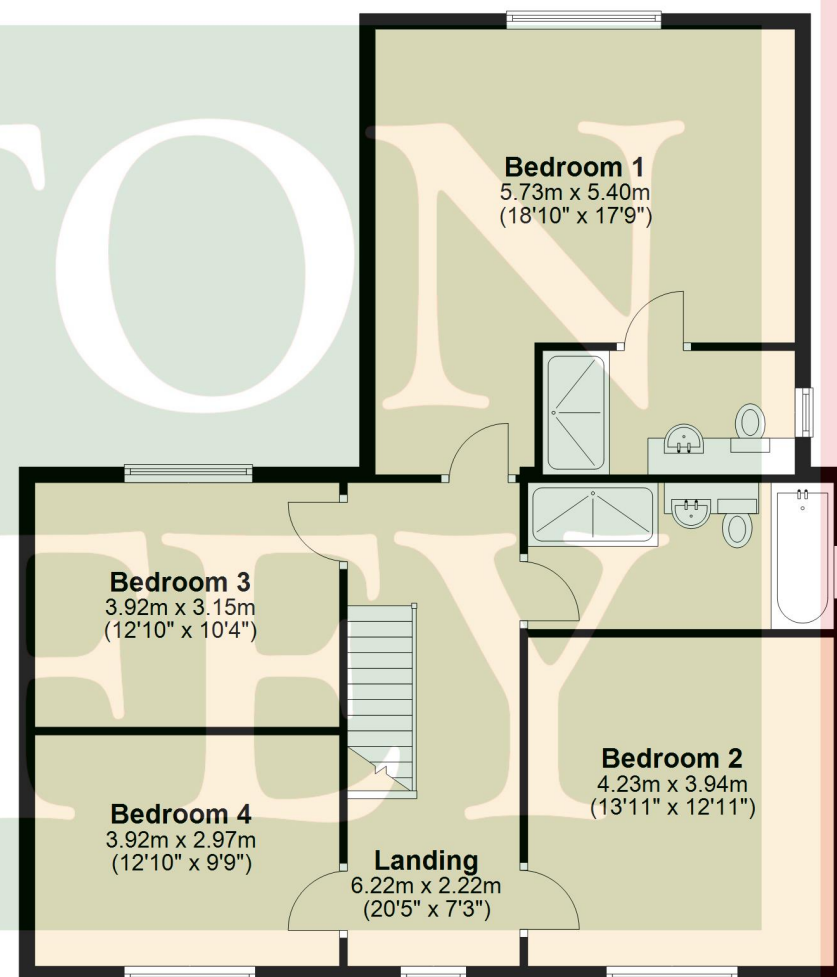
## Ground Floor

Approx. 117.1 sq. metres (1260.6 sq. feet)



## First Floor

Approx. 95.4 sq. metres (1027.1 sq. feet)



Total area: approx. 212.5 sq. metres (2287.8 sq. feet)





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