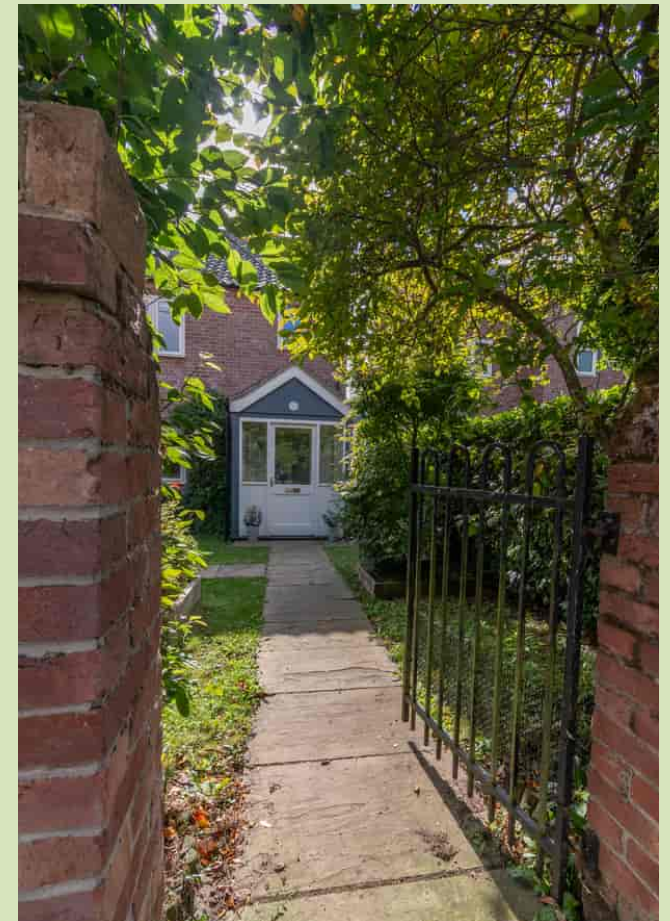




2 Olive Fisher Court, Fakenham
Guide Price £400,000

BELTON DUFFEY



2 OLIVE FISHER COURT, FAKENHAM, NORFOLK, NR21 9FD

A superb modern 4 bedroom, 2 bathroom semi-detached house with gardens, parking and garage, within walking distance of the town centre. No chain.

DESCRIPTION

2 Olive Fisher Court forms part of this small, exclusive development of 8 houses located in the attractive old part of Fakenham town centre. As the name suggests, Nelson Road may once have been home to an illustrious resident. It is spuriously suggested that Admiral Horatio Nelson once lived, albeit for a short time, in the large period property now known as The Red House in Nelson Road. The street is made up of attractive period properties from a range of eras and styles with larger Georgian residences sitting alongside Victorian terraced cottages and Edwardian family homes. The town centre's amenities and schools are just a few minutes' walk away and yet this road is, in contrast, a peaceful haven.

Built over 3 floors, this semi-detached family house has spacious ground floor living accommodation comprising an entrance porch, kitchen/dining room with a separate utility and cloakroom plus a sitting room with a light and airy garden room extension. The first floor landing leads to 2 double bedrooms, the principal also having an en suite shower room, family bathroom and a staircase up to the second floor bedrooms 3 and 4. Further benefits include timber framed double glazed windows and doors and gas-fired central heating.

Outside, the property is set back from the road behind an attractive cottage garden with a refurbished small period former barn, as a useful brick built garden studio, and there is a low maintenance gravelled garden to the rear with a garage and parking space.

Each of the 8 properties on the development own an equal share of the management company responsible for the maintenance of the shared driveway and for providing public liability insurance - please ask Belton Duffey for more information.

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.

INNER HALLWAY

Solid oak floor, staircase to the first floor landing, understairs storage cupboard and doors to the sitting room and utility room.



ENTRANCE PORCH

1.82m x 1.60m (6' 0" x 5' 3")

Timber framed entrance porch with a tiled roof leads from the front garden with a half glazed door, windows to the side and tiled floor. Partly glazed door leading into:

KITCHEN/DINING ROOM

5.75m x 3.51m (18' 10" x 11' 6")

A range of hand built pale blue wall and base units with polished stone worktops and upstands incorporating a one and a half bowl sink unit with mixer tap. Range cooker with electric double oven and 6 ring gas hob and a stainless steel extractor hood over, integrated fridge/freezer and dishwasher. Recessed ceiling lighting, solid oak floor, radiator, wall cupboard with meter box. Window with views to the front garden with plenty of room for a dining table and chairs making this a comfortable focal point of the house. Door leading into:

SITTING ROOM

4.43m x 3.69m (14' 6" x 12' 1")

Attractive wood burning stove set in a stone moulded surround on a slate hearth, solid oak floor, 2 radiators, recessed ceiling lighting. Wide opening to:

GARDEN ROOM

2.79m x 2.03m (9' 2" x 6' 8")

Half vaulted ceiling with a roof lantern, solid oak floor and double casement doors leading out to the rear garden and terrace.

UTILITY AREA

3.34m x 1.92m (10' 11" x 6' 4")

A range of pale blue wall and base units with oak block worktops over incorporating a stainless steel sink unit with mixer tap. Integrated washing machine and tumble dryer, broom cupboard, extractor fan, solid oak floor, radiator. Space for coat hooks and shoe storage, window to the side and a door leading outside to the side of the property. Door to:

CLOAKROOM

Corner wall mounted wash basin, WC with concealed cistern, chrome towel radiator, solid oak floor, extractor fan, recessed ceiling lighting and a window to the rear.

FIRST FLOOR LANDING

Galleried landing with staircase to the second floor, doors to bedrooms 1 and 2 and the family bathroom.



BEDROOM 1

4.43m x 3.71m (14' 6" x 12' 2")

Extensive range of fitted wardrobe cupboards, radiator and a window with views over the rear garden. Door leading into:

EN SUITE SHOWER ROOM

Large shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and WC with a concealed cistern. Vinyl flooring, chrome towel radiator, illuminated mirror, extractor fan and a window to the rear.

BEDROOM 2

3.71m x 3.49m (12' 2" x 11' 5")

Range of fitted wardrobe cupboards, radiator and a window with views over the front garden.

FAMILY BATHROOM

White suite comprising a bath with a chrome mixer shower over and glass shower screen, pedestal wash basin and WC with a concealed cistern. Tiled floor and splashbacks, chrome towel radiator, extractor fan and a window to the front.

SECOND FLOOR LANDING

Galleried landing with a Velux window, 2 eaves cupboards providing useful storage, window to the side and a Velux roof light. Doors to bedrooms 3 and 4.

BEDROOM 3

3.59m x 2.83m (11' 9" x 9' 3")

Attractive arched dormer window, radiator, sloping ceiling and views to the front garden.

BEDROOM 4

3.58m x 2.70m (11' 9" x 8' 10")

Attractive arched dormer window, radiator, sloping ceiling and views to the rear garden.



OUTSIDE

An old brick wall with iron gate leads you into the front garden and onto a paved walkway up to the entrance porch, flanked on each side by lawns. Timber fence panels and wrought iron railings with mature hedging form the boundaries with shrub borders and an original barn/garden studio building.

A further pathway to the side leads to the landscaped rear garden which has been gravelled and paved for ease of maintenance with perimeter shrub borders, silver birch trees and timber fence panels and brick walls bordering the garden. To the rear of the property, there is a garage within a block with a parking space in front, accessed over a gravelled driveway shared with the other properties on the development. Tall timber pedestrian gate giving access from the driveway to the rear garden.

GARDEN STUDIO

3.82m x 1.79m (12' 6" x 5' 10")

Useful space suitable for a variety of different uses. Gas-fired boiler and hot water cylinder, window to the side.

GARAGE

5.69m x 2.88m (18' 8" x 9' 5")

Up and over door to the front, power and light and a parking space in front.

DIRECTIONS

From Belton Duffey's Fakenham office, cross the market place into Oak Street with the library on your right. Turn left into Nelson Road where you will see the property approximately 60 yards up on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

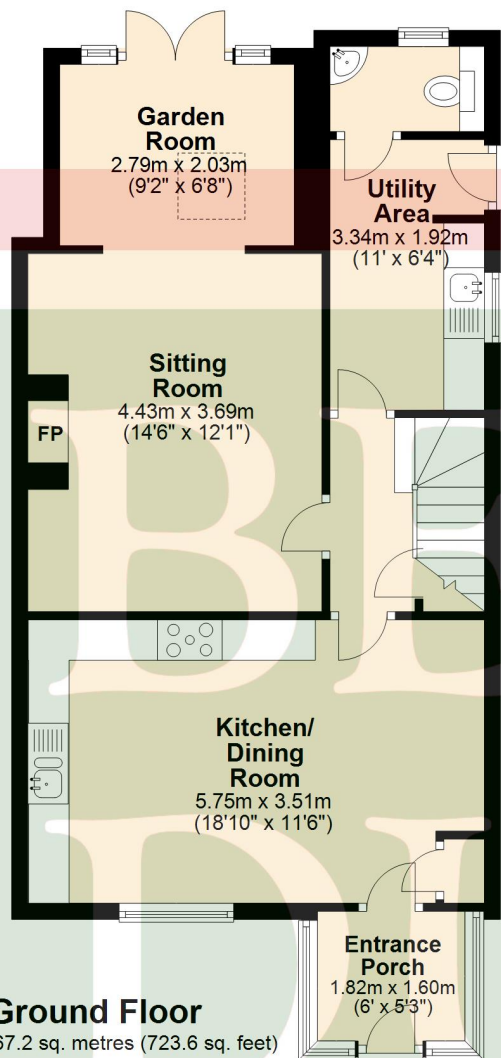
TENURE

This property is for sale Freehold.

VIEWING

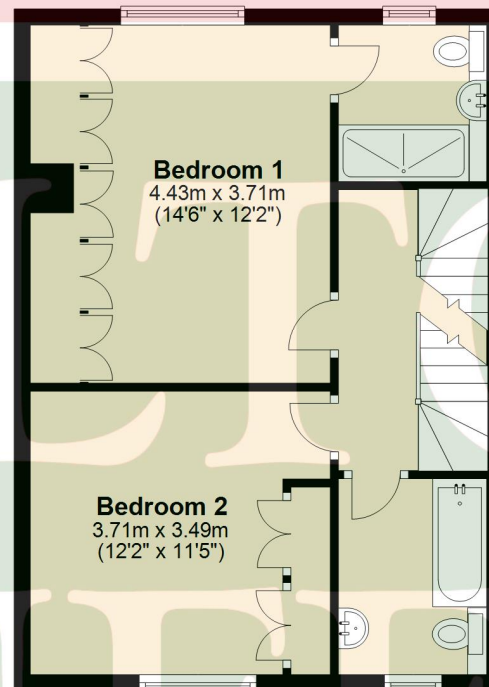
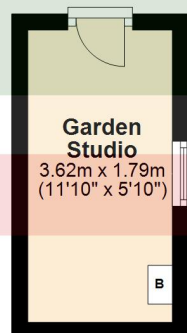
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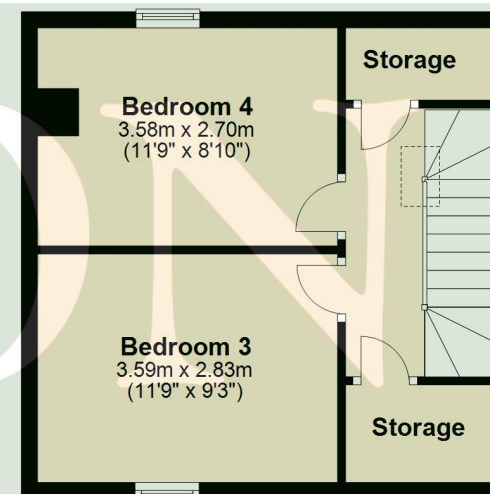
Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Second Floor

Approx. 32.0 sq. metres (344.6 sq. feet)

Total area: approx. 144.8 sq. metres (1559.1 sq. feet)



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