



Rosemary Cottage, Hempton
Guide Price £178,500

BELTON DUFFEY

ROSEMARY COTTAGE, 8 THE GREEN, HEMPTON, NORFOLK, NR21 7LG

An attractive period cottage in popular edge of common location to the south of Fakenham. No onward chain.

DESCRIPTION

Offered for sale with vacant possession this attractive period cottage retains many period features and is pleasantly situated in a popular edge of common location just to the south of the busy market town of Fakenham, yet within easy reach of all amenities and open north Norfolk countryside.

The surprisingly spacious accommodation includes entrance porch, sitting/dining room, kitchen, rear lobby, ground floor shower room and two first floor double bedrooms.

Externally there is a walled courtyard rear garden but there is a real sense of space with Hempton Common and Wensum riverside walks right on your doorstep.



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 PORCH

1.30m x 0.90m (4' 3" x 2' 11")

Twin light panelled front door, multi-paned window to side, shelved recess.

SITTING/DINING ROOM

4.10m x 3.30m (13' 5" x 10' 10")

A characterful room with multi-paned window to front, feature brick fireplace with carved surround and tiled hearth, 3 wall light points, radiator. Partly glazed door leading into:

KITCHEN

3.24m x 2.94m (10' 8" x 9' 8")

Multi paned window to rear, double multi-paned doors to rear lobby, door to staircase to first floor, recess housing floor standing storage units with worksurface over and inset sink unit with swivel mixer tap, wall mounted units, recess housing fitted oven, 4 ring hob and extractor hood, radiator.

REAR LOBBY

2.19m x 0.70m (7' 2" x 2' 4")

Fully glazed door to rear courtyard and a door to:



GROUND FLOOR SHOWER ROOM

2.07m x 0.90m (6' 9" x 2' 11")

Multi-paned window to side, fully tiled shower cubicle, pedestal wash basin, corner WC, attractive complementary tiling, extractor fan, radiator.

LANDING

Doors to:

BEDROOM 1

4.11m x 3.29m (13' 6" x 10' 10")

Multi-paned window to front with views over Hempton Common, double built-in wardrobe cupboard, feature cast iron fireplace, radiator, access to loft space.

BEDROOM 2

3.43m x 2.94m (11' 3" x 9' 8")

Multi paned window to rear, radiator, access to loft space, recess housing wall mounted gas fired boiler providing domestic hot water and central heating.

OUTSIDE

Rosemary Cottage stands behind a small slate chipped front garden, bounded by a low brick wall, with a brickweave pathway to the front entrance porch with outside light.

To the rear of the property, there is also a small walled courtyard garden.

DIRECTIONS

From Belton Duffey's Fakenham Office, head south on Bridge Street and at the roundabout take the second exit and continue on Bridge Street, which becomes Hempton Road until you reach the common/green. You will see Rosemary Cottage on the right hand side and identified by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

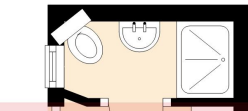
VIEWING

Strictly by appointment with the agent.



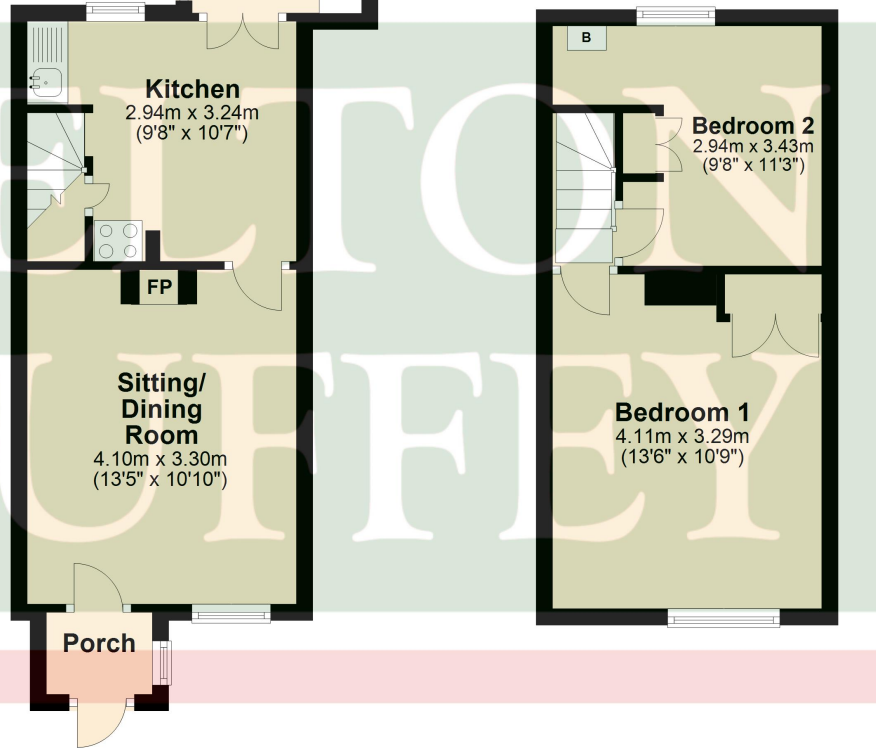
Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.7 sq. feet)



Total area: approx. 52.9 sq. metres (569.3 sq. feet)





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