



38 Dereham Road, Pudding Norton
Guide Price £300,000

BELTON DUFFEY



38 DEREHAM ROAD, PUDDING NORTON, NORFOLK, NR21 7NA

A spacious 4 bedroom, 2 bathroom semi detached family house with driveway parking and a good sized south westerly facing rear garden. No chain.

DESCRIPTION

38 Dereham Road is a surprisingly large semi detached family house situated on the outskirts of the rural village of Pudding Norton and less than a 15 minute walk to the centre of the nearby market town of Fakenham. The property has spacious flexible family sized accommodation comprising to the ground floor an entrance porch, sitting room, dining room and kitchen with an en suite double bedroom. Upstairs, there are a further 3 bedrooms and a family bathroom.

Further benefits include UPVC double glazed windows and doors with countryside views to the front and rear, panelled internal doors and gas-fired central heating. Outside, there is driveway parking for 3-4 cars and a good sized south westerly facing rear garden with a brick built studio and a summer house.

Offered for sale with no onward chain, 38 Dereham Road would make an ideal family home in a pleasant rural location yet close to all of the amenities on offer in Fakenham.

SITUATION

The village of Pudding Norton borders the river Wensum and is within 1 1/2 miles of the market of town of Fakenham to the north. Pudding Norton comprises some 1,400 acres of predominantly farmland and includes Fakenham Racecourse.

Fakenham is often referred to as the "gateway" to North Norfolk being only a short drive to the beautiful North Norfolk coastline some 11 miles away. Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only National Hunt racecourse and its popular weekly markets. Fakenham boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

ENTRANCE PORCH

2.00m x 1.25m (6' 7" x 4' 1")

Glazed UPVC double doors lead from the driveway to the front of the property into the brick built entrance porch with a tiled roof. Space for coat hooks and shoe storage etc, vinyl flooring, windows to the sides and a glazed UPVC door leading into:



SITTING ROOM

5.88m x 3.60m (19' 3" x 11' 10")

Spacious sitting room with staircase leading up to the first floor landing, radiator, window to the front and glazed timber doors with glazed panels to the sides leading into:

DINING ROOM

5.88m x 2.82m (19' 3" x 9' 3")

Another spacious reception room with ample room for a large dining table and chairs, cupboard housing the gas-fired combi boiler, window to the side and an archway leading into:

KITCHEN

6.24m x 2.96m (20' 6" x 9' 9") at widest points (excluding storage alcove)

A range of oak base and wall units with tiled worktops incorporating a resin sink unit, tiled splashbacks. Space for a range style cooker with gas connection, spaces and plumbing for a dishwasher and washing machine.

Useful walk-in storage alcove with fitted shelving and space for an American style fridge freezer, tiled floor, window overlooking the rear garden and a glazed UPVC door leading outside.

GROUND FLOOR BEDROOM 4

4.39m x 2.47m (14' 5" x 8' 1")

Currently used as a home office/snug with UPVC French doors leading outside to the rear garden and a door to:

EN SUITE SHOWER ROOM

2.09m x 1.75m (6' 10" x 5' 9")

A suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Tiled splashbacks, extractor fan and a window to the side with obscured glass.

FIRST FLOOR LANDING

Window to the side, loft hatch and doors to the 3 upstairs bedrooms and family bathroom.

BEDROOM 1

3.85m x 2.86m (12' 8" x 9' 5")

Window overlooking the rear garden and countryside beyond.



BEDROOM 2

3.68m x 2.53m (12' 1" x 8' 4")

Window to the front with countryside views.

BEDROOM 3

2.73m x 2.18m (8' 11" x 7' 2")

Window to the front with countryside views.

FAMILY BATHROOM

2.85m x 1.87m (9' 4" x 6' 2")

A white suite comprising a panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, tiled splashbacks, extractor fan and a window to the rear with obscured glass.

OUTSIDE

Number 38 is set back from Dereham Road behind an extensive brick paved driveway providing parking for 3-4 cars with low walled boundaries and raised brick shrub beds.

A tall timber pedestrian gate to the side of the property opens onto a gravelled walkway leading to the attractively landscaped rear garden. The garden is south westerly facing and comprises a cobble paved terrace opening out from the rear of the property which is bounded by a low brick wall. There is a good sized lawn beyond with tall fenced boundaries, access to the garden studio and summer house and backing onto countryside.

GARDEN STUDIO

4.75m x 2.16m (15' 7" x 7' 1")

Brick built garden studio building with a UPVC entrance door and 2 UPVC windows.

SUMMER HOUSE

3.47m x 3.47m (11' 5" x 11' 5")

Timber built summer house looking back over the garden towards the house.

DIRECTIONS

Leave Fakenham on the B1146 heading south east towards Dereham. Enter Pudding Norton and continue almost to the end of the village where you will see the property on the right-hand side, as indicated 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 C.

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

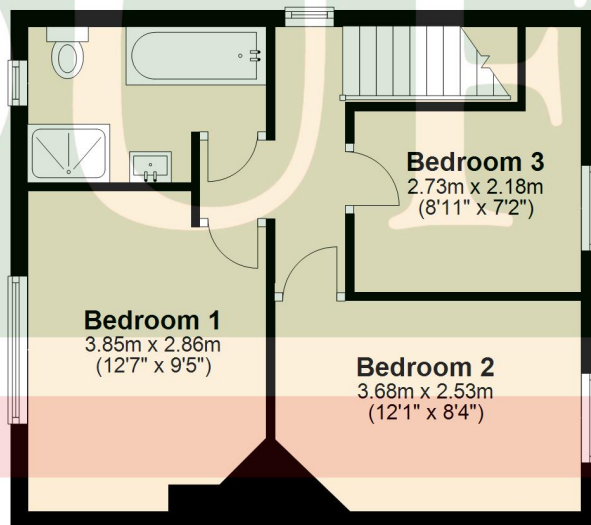
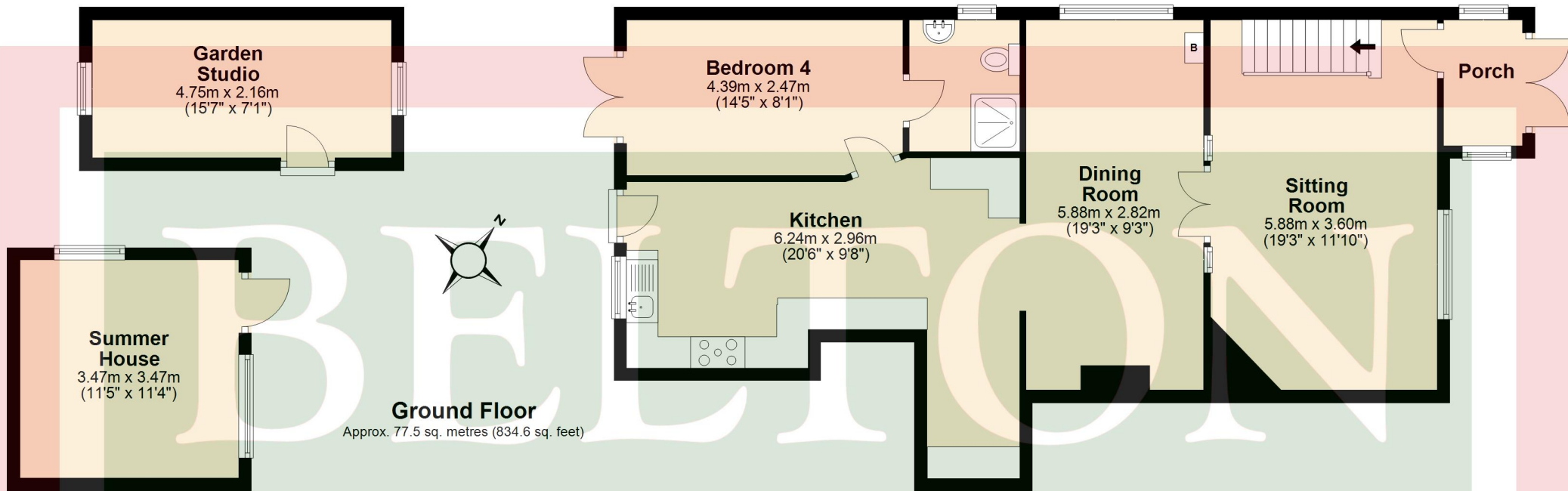
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 116.2 sq. metres (1250.2 sq. feet)

information given.

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any

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