



**84 The Green, Weasenham**  
**Guide Price £250,000**

**BELTON DUFFEY**





# 84 THE GREEN, WEASENHAM, NORFOLK, PE32 2TD

A charming character cottage with refurbished extended 3 bedroom accommodation, parking and gardens, overlooking the village green.

## DESCRIPTION

84 The Green is a semi detached period brick and flint cottage situated in a charming setting in a Conservation Area overlooking the village green and pond at Weasenham. The property has been much improved and extended by the current owner with beautifully presented accommodation comprising a kitchen with a separate dining room, cosy sitting room with a landing upstairs leading to 3 bedrooms and a bathroom.

The refurbishment of the property has been carried out to a high standard with bespoke timber double glazed windows and a well appointed kitchen/breakfast room and a luxury bathroom. Further benefits include a fireplace in the sitting room which houses a wood burning stove, beamed ceilings, oak veneer internal doors and electric heating.

Outside, 84 The Green has an attractive low maintenance slate chipped garden to the front that also provides parking, a useful covered yard to the rear and a further walled courtyard with an attached brick built outbuilding.

## SITUATION

Weasenham is a rural village with a mixture of period and modern properties around a large village green and pond with a primary school. The village is 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.

## SITTING ROOM

4.82m x 4.11m (15' 10" x 13' 6")

A solid timber entrance door leads from the front of the property into the spacious sitting room with an impressive fireplace housing a wood burning stove on a quarry tiled hearth. Staircase leading up to the first floor landing, understairs storage cupboard, tiled floor with underfloor heating, recessed ceiling lights and a window to the front. Glazed double doors to the dining room and an opening to:

## KITCHEN/BREAKFAST ROOM

5.36m x 1.87m (17' 7" x 6' 2")

A range of off white Shaker style base and wall units with wood block worktops incorporating a white ceramic one and a half bowl sink unit, breakfast bar and tiled splashbacks. Integrated appliances including an oven, ceramic hob with a stainless steel extractor hood over, microwave, dishwasher, fridge freezer and washing machine. Tiled floor with underfloor heating and French doors leading outside to the rear courtyard garden.

## DINING ROOM

4.06m x 2.77m (13' 4" x 9' 1")

Engineered oak flooring, window to the front and a door leading to a useful covered storage area to the rear of the property.

## FIRST FLOOR LANDING

T-shaped landing with a built-in storage cupboard, loft hatch and a dormer window to the rear. Doors to the 3 bedrooms and bathroom.





## **BEDROOM 1**

4.55m x 2.97m (14' 11" x 9' 9")

Double bedroom with a built-in shelved storage recess, exposed ceiling beam, electric radiator and a dormer window to the front of the property overlooking the village green.

## **BEDROOM 2**

4.06m x 2.77m (13' 4" x 9' 1")

Double bedroom with an extensive range of fitted wardrobe cupboards with pine doors, dormer window to the front of the property overlooking the village green.

## **BEDROOM 3/STUDY**

2.27m x 2.13m (7' 5" x 7' 0")

Currently used as a study with a Velux window to the rear.

## **BATHROOM**

1.97m x 1.91m (6' 6" x 6' 3")

A luxury white suite comprising a panelled bath with an electric shower over and glass shower screen, vanity storage unit with a worktop incorporating a wash basin, WC. Laminate oak flooring, tiled splashbacks, shaver point, electric radiator and exposed ceiling beams. Dormer window to the rear.

## **OUTSIDE**

84 The Green is set back from the road behind slate chipped frontage providing parking, bounded by cast iron railings and a picket fence. The front garden has space for a table and chairs with perimeter borders and access to the entrance door with outside light. Covered store.

To the rear of the property, there is a small private walled courtyard with a seating area and access to the outbuilding. There is also a useful outside covered storage area, accessed to the rear of the dining room.

## **OUTBUILDING**

2.80m x 1.40m (9' 2" x 4' 7")

Attached brick built outbuilding with power and light, window and door to the front.

## **DIRECTIONS**

Leave Fakenham on the A1065 heading south west towards Swaffham passing the villages of East Raynham and South Raynham. On entering the village of Weasenham, pass the Church on the left and take the right-hand fork onto Massingham Road. You will see the property immediately on the right-hand side, opposite the green.

## **OTHER INFORMATION**

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

Mains water, private drainage and mains electricity. Electric underfloor heating to the ground floor and part electric radiators upstairs. EPC Rating Band E.

## **TENURE**

This property is for sale Freehold.

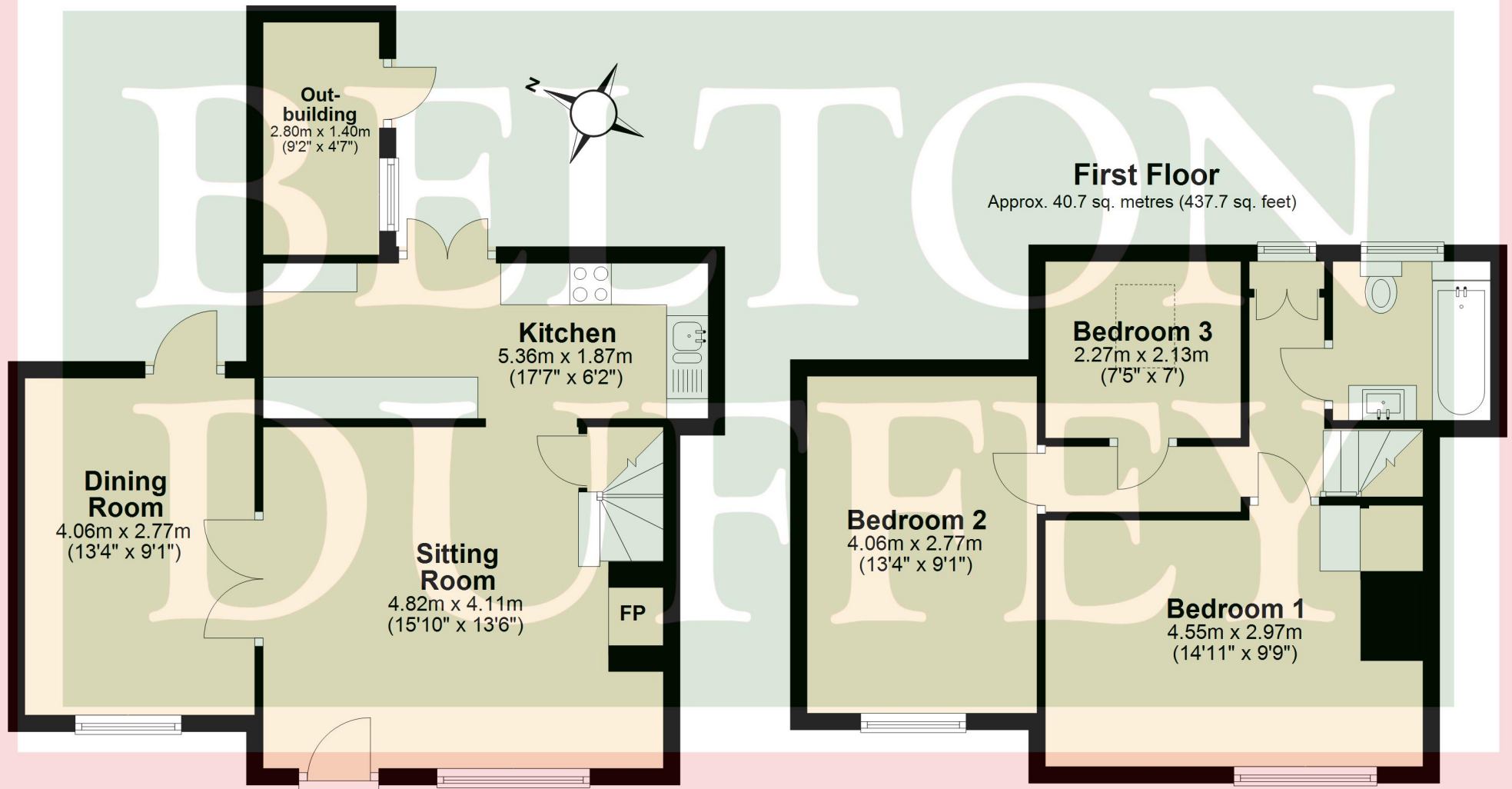
## **VIEWING**

Strictly by appointment with the agent.



## Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)

Total area: approx. 86.7 sq. metres (933.0 sq. feet)









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