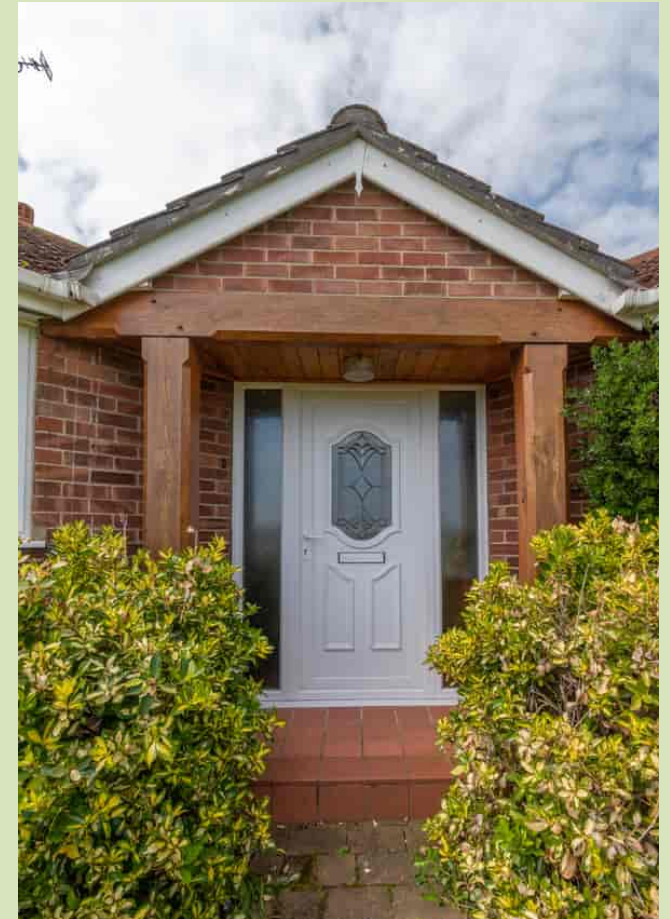




Melford, Hempton
Guide Price £415,000

BELTON DUFFEY



MELFORD, 27 SHEREFORD ROAD, HEMPTON, NORFOLK, NR21 7LJ

Detached bungalow set in an elevated position with 1/4 acre gardens (sts) on the edge of the village. Countryside views, plenty of off street parking and detached garage. No chain.

DESCRIPTION

Melford is a rare opportunity to purchase a spacious detached bungalow situated in an elevated position on the edge of the conveniently located village of Hempton. The property is set well back from the road behind an attractive lawned front garden with fine far-reaching views over neighbouring countryside with an extensive driveway to the side and a detached brick built garage. The delightful rear garden is south facing and comprises a paved terrace and a good sized lawn interspersed with well stocked perimeter borders. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

The property has well proportioned flexible living accommodation with a spacious entrance hall, kitchen/breakfast room, a good sized sitting/dining room and a further reception room (currently used as a dining room) which could instead provide a third bedroom. The principal bedroom has an en suite shower room with a further double bedroom and a bathroom. Further benefits include gas-fired central heating, a marble fireplace in the sitting room with a gas fire installed and UPVC double glazed windows and doors throughout.

Melford is being offered for sale with no onward chain.

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.

PORCH

A brick cobbled pathway leads to the timber framed storm porch to the front of the property with a quarry tiled floor and light. Partly glazed UPVC door with fixed windows to the sides leading into:



ENTRANCE HALL

6.17m x 1.59m (20' 3" x 5' 3")

Spacious entrance hall with exposed pine floorboards, wall lights and a built-in shelved airing cupboard with a radiator. Radiator, loft hatch, doors to the principal rooms and room for freestanding furniture.

KITCHEN/BREAKFAST ROOM

5.15m x 2.98m (16' 11" x 9' 9") at widest points.

A range of oak base and wall units with laminate worktops incorporating a stainless sink unit with a water softener beneath, chrome mixer tap and tiled splashbacks. Breakfast bar with space under for stools. Cooker, dishwasher, freestanding fridge and undercounter freezer are all included in the sale. Tiled floor, radiator, wide window to the front with far-reaching countryside views, partly glazed UPVC stable door leading outside to the driveway to the side of the property.

Door into:

BOILER ROOM

1.68m x 1.05m (5' 6" x 3' 5")

Washing machine (Included in the sale), gas-fired boiler, hot water cylinder, fitted shelves, tiled floor and a window to the side with obscured glass.

SITTING/DINING ROOM

5.15m x 4.23m (16' 11" x 13' 11")

A good sized room with UPVC French doors with fixed windows to the sides leading outside to the rear garden, marble fireplace housing a gas fire, wall lights, 2 radiators and exposed pine floorboards.

DINING ROOM/BEDROOM 3

3.77m x 3.63m (12' 4" x 11' 11")

Currently used as a dining room but could instead provide a third bedroom. Radiator and a window to the front with far-reaching countryside views.

BEDROOM 1

3.63m x 3m (11' 11" x 9' 10")

Radiator, window to the side and a door leading into:



EN SUITE SHOWER ROOM

3.43m x 1.2m (11' 3" x 3' 11")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and walls, wall mirror, white towel radiator, extractor fan and a window to the front with obscured glass.

BEDROOM 2

3.78m x 3.63m (12' 5" x 11' 11")

Radiator and a window overlooking the rear garden.

BATHROOM

2.43m x 1.62m (8' 0" x 5' 4")

A white suite comprising a panelled bath with a chrome shower mixer tap, pedestal wash basin and WC. Tiled floor and walls, mirrored cabinet, shaver point and light, radiator and a window to the rear with obscured glass.

OUTSIDE

Melford stands in an elevated position set well back from the road with fine far-reaching views over neighbouring countryside. The lawned front garden has well stocked plant and flower borders with a brick cobbled pathway to the front entrance porch. An extensive brick cobbled and paved driveway to the side provides parking for several cars and leads to the detached garage and a side door to the kitchen/breakfast room, outside tap and lighting.

The delightful rear garden is south facing and has an extensive paved terrace opening out from the sitting/dining room French doors and a good sized lawn beyond interspersed by specimen trees. Tall fenced boundaries with well stocked borders, sunken garden pond, pergola and timber shed.

In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

GARAGE

8m x 3.03m (26' 3" x 9' 11")

Detached brick built garage with a pitched tiled roof, power and light. Up and over door to the front, UPVC windows to the side and rear and a partly glazed door leading outside to the rear garden.



DIRECTIONS

Leave Fakenham town centre on the Wells Road heading west. On reaching the roundabout after the Shell petrol station, turn left onto the A1065 Swaffham Road and continue for about a mile passing the garden centre on your left.

Turn right at the staggered crossroads into Shereford Road and you will see Melford, number 27, approximately 300 yards further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water (water softener installed), mains drainage and mains electricity. Gas-fired central heating to radiators and a gas fire installed in the sitting room. EPC Rating Band D.

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

TENURE

This property is for sale Freehold.

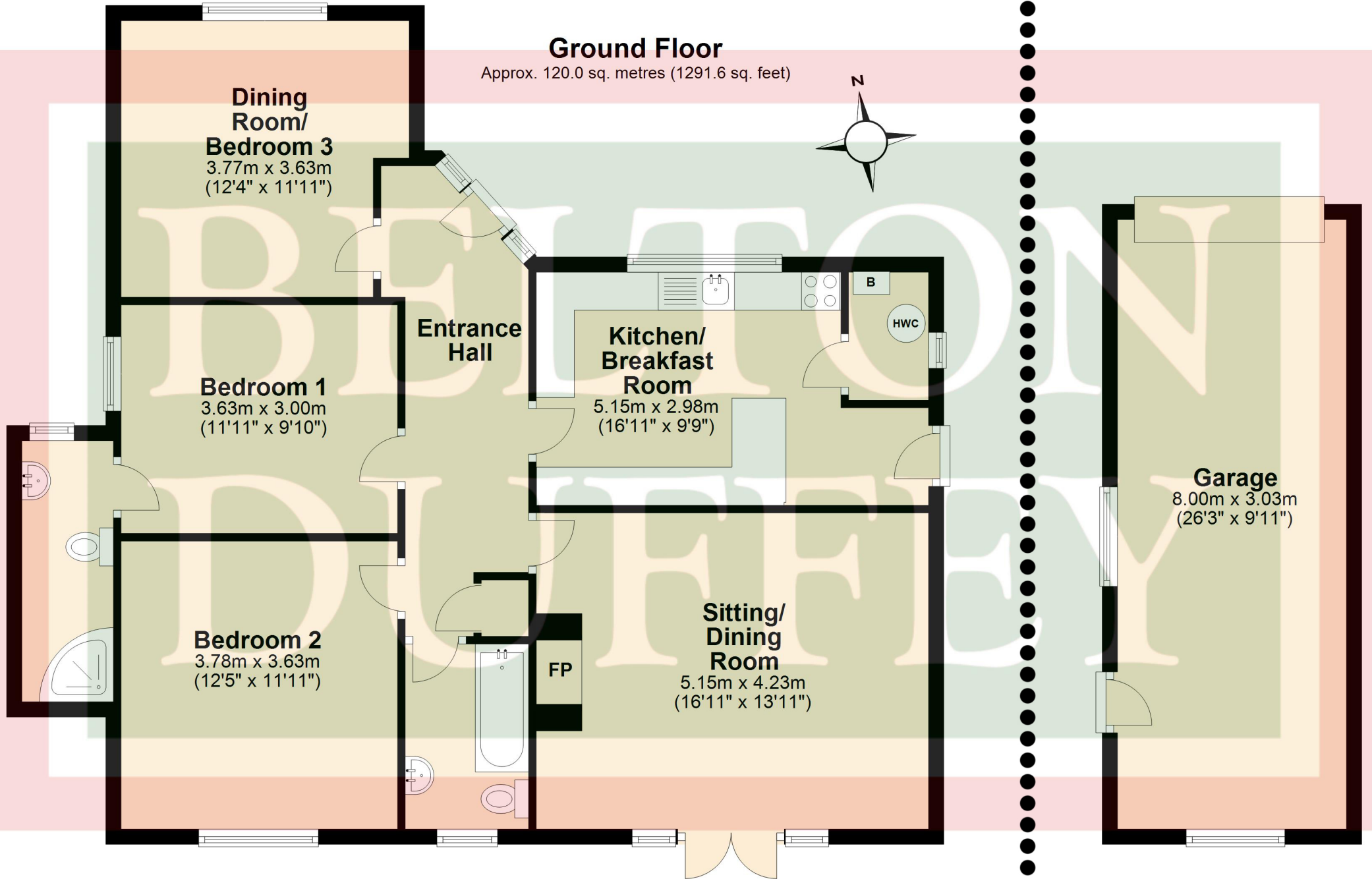
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 120.0 sq. metres (1291.6 sq. feet)



**Dining Room/
Bedroom 3**
3.77m x 3.63m
(12'4" x 11'11")

Bedroom 1
3.63m x 3.00m
(11'11" x 9'10")

Bedroom 2
3.78m x 3.63m
(12'5" x 11'11")

Entrance Hall

**Kitchen/
Breakfast Room**
5.15m x 2.98m
(16'11" x 9'9")

**Sitting/
Dining Room**
5.15m x 4.23m
(16'11" x 13'11")

Garage
8.00m x 3.03m
(26'3" x 9'11")

Total area: approx. 120.0 sq. metres (1291.6 sq. feet)



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