



7 Abbey Road, Great Massingham
Guide Price £265,000

BELTON DUFFEY



7 ABBEY ROAD, GREAT MASSINGHAM, KING'S LYNN, NORFOLK, PE32 2HN

An attractive and extended, 2/3 bedroom end terrace period residence, situated in a sought after location with gardens and views over the village green.

DESCRIPTION

An attractive and extended, 2/3 bedroom end terrace period residence, situated in a sought after location with gardens and views over the village green.

The property is build of solid brick walls under a pan tiled roof with a later brick extension.

The accommodation briefly comprised; dining room, sitting room, kitchen and utility to the ground floor. To the first floor there are 2/3 bedrooms and a shower room.

The property benefits from night storage heating and has the added benefit of an installed wood burner in the sitting room.

Outside, there are gardens to the front and rear.

SITUATION

Great Massingham is a charming village with a large green and 5 ponds surrounded by period and modern cottages, farmhouses, a fine church, Post Office stores, doctors surgery, a restaurant/pub and primary school. Great Massingham is also within Litcham School's catchment area. The church, St Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The North Norfolk Coast, with its unspoilt coastline, is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the West.

DINING ROOM

3.79m extending to 4.91m into door recess x 2.45m (12' 5" x 8' 0") Dog-leg staircase to first floor landing, ceiling beams, secondary glazed window, panelled door to outside, under stairs storage cupboard.

SITTING ROOM

4.36m x 2.30m (14' 4" x 7' 7") Back to back open fireplace with black wood burner set on a raised brick hearth, twin aspect secondary glazed windows with views over the village green and electric wall heater.

KITCHEN

2.7m x 1.66m (8' 10" x 5' 5") 'L' shaped marble effect worktop with one and half bowl composite sink unit with chrome mixer tap, Belling 4 ring touch control ceramic hob with Electrolux oven under, limed oak cupboards and drawers under, space for fridge, matching wall cupboard, extractor over kitchen, double glazed window, step up to utility room and ceiling beams.

UTILITY ROOM

2.29m max with average of 1.65m x 1.98m with 1.55m average (7' 6" x 6' 6") Worktop with space for freezer under and space and plumbing for automatic washing machine, secondary glazed window, UPVC double glazed door to outside, ceiling beams.



FIRST FLOOR LANDING

1.38m x 0.77m (4' 6" x 2' 6")

BEDROOM 1

2.86m extending to 3.21m x 2.65m (9' 5" x 8' 8") Night storage heater, secondary glazed window, built-in double wardrobe with hanging rail and shelf, step up to bedroom 3/nursery bedroom.

BEDROOM 3/NURSERY BEDROOM

2.29m x 2.27m (7' 6" x 7' 5") Storage heater, secondary glazed window, exposed chimney breast.

BEDROOM 2

4.19m x 2.27m narrowing to 1.72m average (13' 9" x 7' 5") 2 UPVC double glazed windows, night storage heater, pine wood floor.

SHOWER ROOM

2.57m x 1.68m (8' 5" x 5' 6") Corner entry shower cubicle with Triton power shower, low level WC, pedestal wash hand basin, electric heated towel rail, frosted double glazed window, extractor, airing cupboard with insulated cylinder.

OUTSIDE

The property has a shingled pathway leading to the front entrance door with the front garden being shingled with various shrubs and tree being enclosed by part fenced and part hedged boundaries. A shingled pathway leads down to the rear of the property with a shingled area leading to the singled rear garden with established flowers and shrubs, two garden sheds and log store. The rear garden is enclosed by walled boundaries.

Please note the neighbouring cottage has pedestrian right of way.

DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn. Pass through the villages of East and West Rudham and out into open country. Turn left into the village of Harpley, proceed through the village, past the pub and out into open countryside. Enter the village of Little Massingham, past the doctors surgery and fire station and into Great Massingham. On entering the village with the ponds on the right, you will clearly see the property on the right-hand side, across the village green, next door to The Dabbling Duck.

OTHER INFORMATION

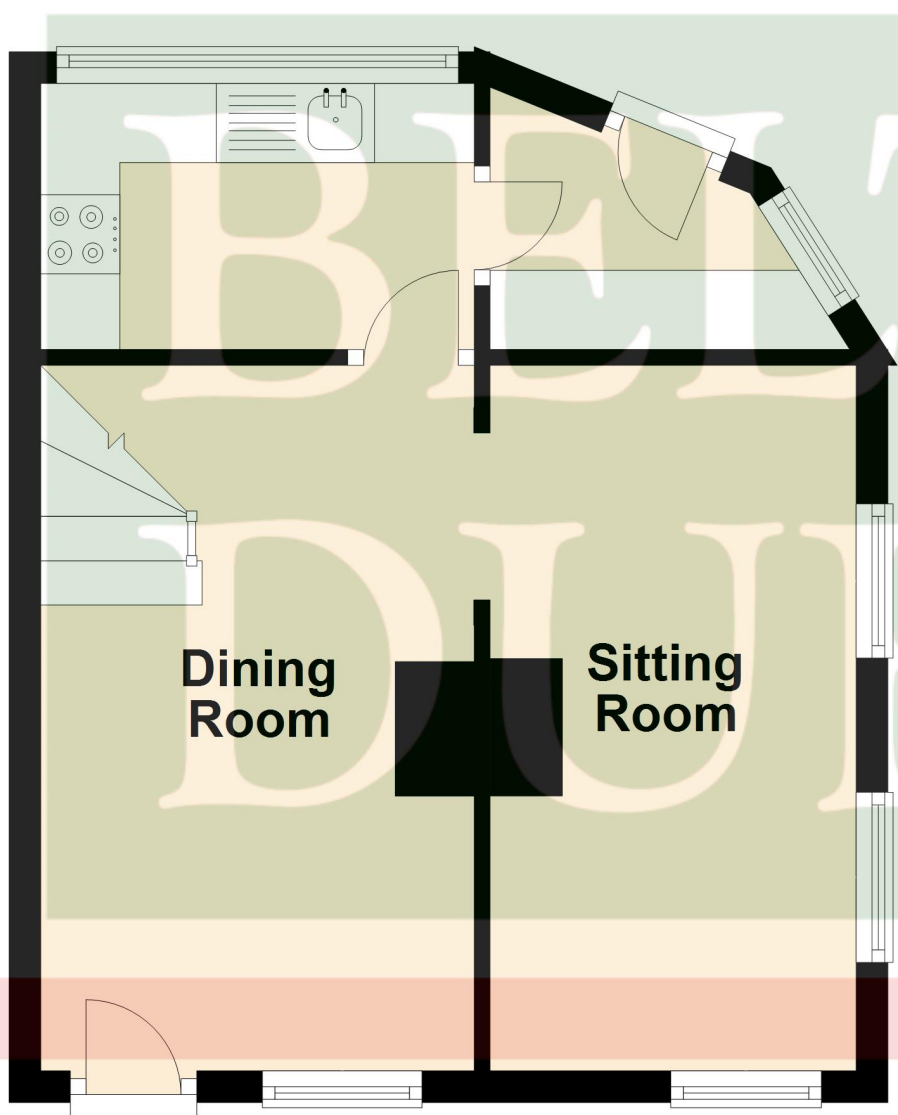
Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band B.

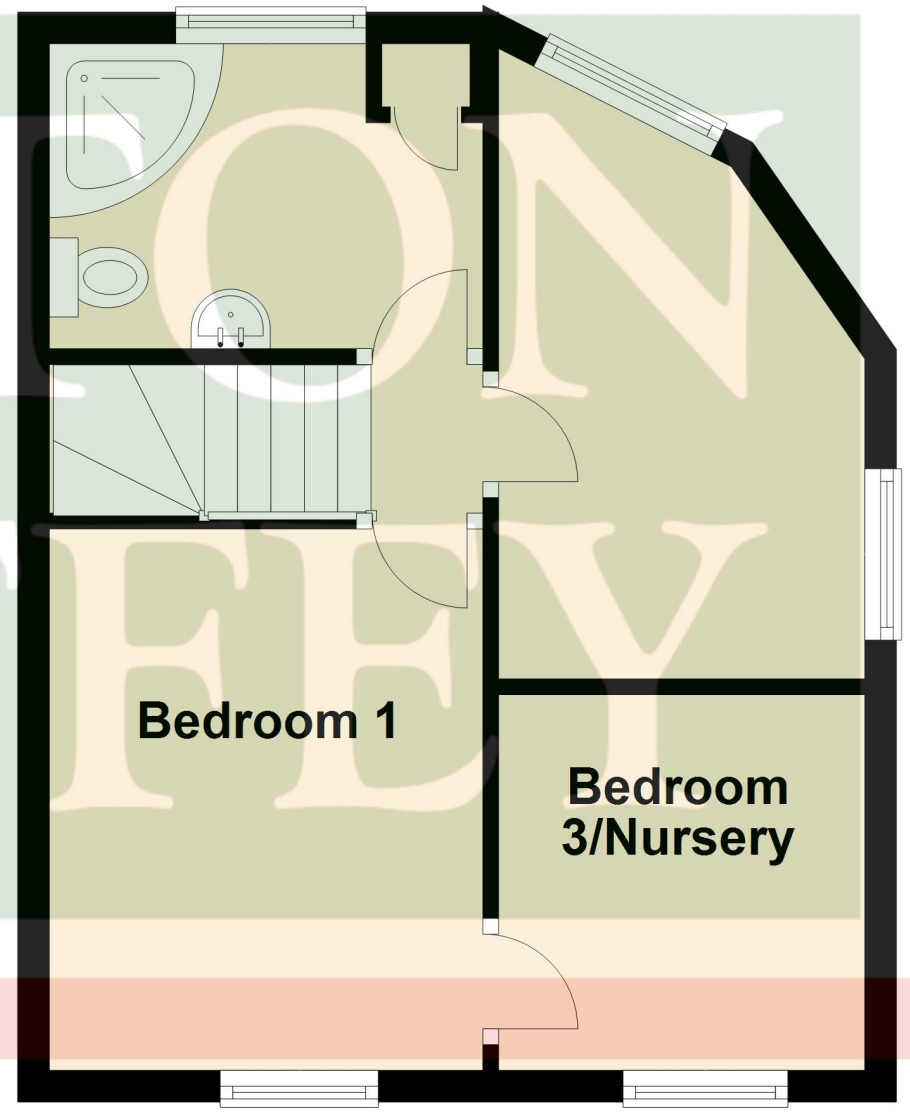
EPC - TBC.

Night storage heating.

Ground Floor



First Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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