



**9 The Mews, Fakenham**  
**Guide Price £285,000**



## 9 THE MEWS, BARONS HALL LANE, FAKENHAM, NORFOLK, NR21 8HB

A superb contemporary 2 bedroom, 2 bathroom house situated within walking distance of the town centre.

### DESCRIPTION

Offered for sale with no onward chain, 9 The Mews is a superb contemporary mid terrace house built in 2019 of handmade red brick and Siberian larch clad elevations under a zinc roof. Zinc guttering and dark grey aluminium double glazed windows and doors complement the modern clean look with a high specification interior including gas-fired underfloor heating to the ground floor and radiators upstairs.

To the ground floor, there is an impressive open plan kitchen/dining/living room with a well appointed central kitchen, a cloakroom and wide bi-fold doors in the sitting area leading outside to the rear garden. Upstairs, the galleried landing leads to 2 double bedrooms (1 with an en suite shower room) and a luxury bathroom.

Outside, the property has an allocated parking space with a small paved terrace to the front and an attractively landscaped paved and lawned west facing garden to the rear.



## **SITUATION**

North Norfolk's largest town, Fakenham is 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.

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

9.00m x 4.28m (29' 6" x 14' 1") at widest points.

A partly glazed dark grey composite door leads from the courtyard to the front of the property directly into the impressive open plan kitchen/dining/living room with vinyl floor tiles and underfloor heating. Comprising:

### **KITCHEN/DINING AREA**

A range of contemporary pale green base and wall units with 'Maia' worktops and upstands incorporating a one and a half bowl stainless steel sink unit with a chrome mixer tap. Integrated appliances including an oven, gas hob with a glass splashback and extractor hood over, fridge, freezer, dishwasher and washing machine. Room for a dining table and chairs, cupboard housing the Vaillant gas-fired boiler, recessed ceiling lights, staircase leading up to the first floor landing and a wide window to the front. Open plan to:

### **LIVING AREA**

Ample room for sofas and armchairs etc with wide dark grey west facing aluminium bi-fold doors opening onto the rear garden. Wiring for a central pendant light, 2 wall mounted TV points and a door to the cloakroom.

## **CLOAKROOM**

1.47m x 0.96m (4' 10" x 3' 2")

Wall mounted wash basin, WC, vinyl floor tiles, extractor fan.

## **FIRST FLOOR LANDING**

3.53m x 1.86m (11' 7" x 6' 1")

Galleried first floor landing with radiator and doors to the 2 bedrooms and bathroom. Please note that the existing stairlift can be removed before completion of contracts if required.





## **BEDROOM 1**

4.28m x 2.70m (14' 1" x 8' 10") at widest points.

Built-in double wardrobe cupboard with sliding doors, radiator, 2 windows to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

2.32m x 1.50m (7' 7" x 4' 11")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, vinyl flooring with electric underfloor heating, tiled splashbacks, shaver point, recessed ceiling lights, extractor fan.

## **BEDROOM 2**

4.30m x 2.59m (14' 1" x 8' 6") into wardrobe cupboards.

Built-in triple wardrobe cupboard with sliding doors, radiator, loft hatch and a window overlooking the rear garden.

## **BATHROOM**

2.35m x 1.91m (7' 9" x 6' 3")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, vinyl flooring with electric underfloor heating, tiled splashbacks, shaver point, recessed ceiling lights, extractor fan.

## **OUTSIDE**

9 The Mews is set back from the road behind a gravelled communal parking area where the property has an allocated space and there is a communal bike store. A grey Indian sandstone paved terrace leads to the front of the property where there is an area for the storage of refuse bins, space for a bench/planters and leading to the front entrance door with outside light.

The attractive rear garden is west facing and comprises a paved terrace opening out from the living area bi-fold doors with a lawn beyond. Tall fenced boundaries, outside lighting and perimeter borders planted with low plants and flowering climbers. To the rear there is a further paved area with a useful store, a timber summer house and a pedestrian gate providing access to the garden via an alleyway behind the terrace of properties.

## **DIRECTIONS**

Leave Fakenham town centre heading east on the Norwich Road passing the police station on the right. Take the second right-hand turning into Barons Hall Lane where you will see the property immediately on the right-hand side, set well back from the road.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired underfloor heating to the ground floor and radiators upstairs, electric underfloor heating to the 2 bathrooms. EPC Rating Band B.

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

## TENURE

This property is for sale Freehold.

## VIEWING

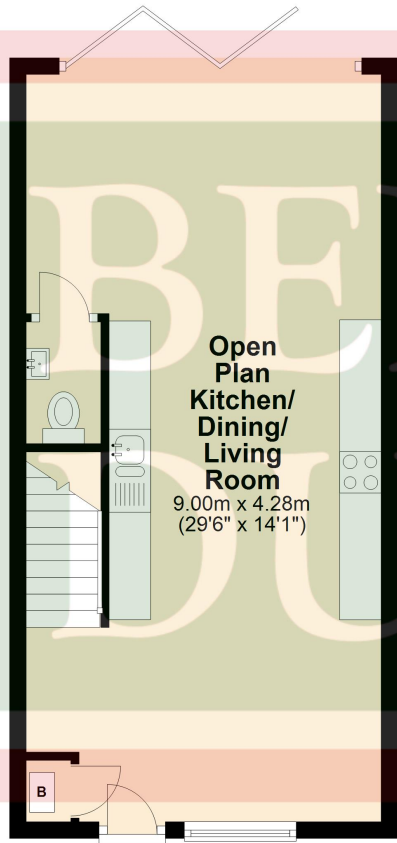
Strictly by appointment with the agent.





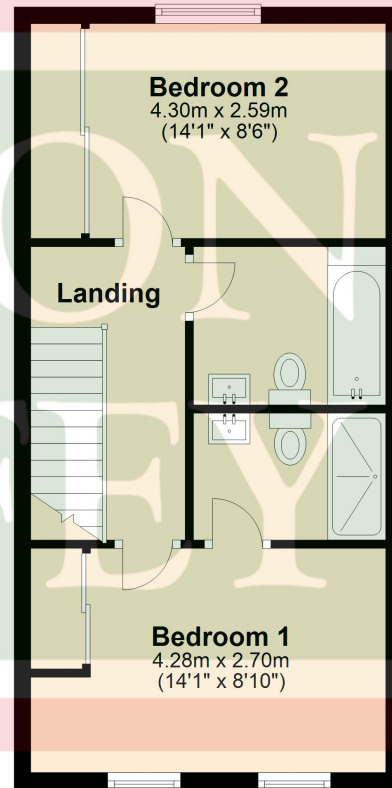
### Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 sq. feet)





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