



2 Walsingham Road, East Barsham
Guide Price £345,000

BELTON DUFFEY



2 WALSINGHAM ROAD, EAST BARSHAM, NORFOLK, NR21 0LG

Detached chalet bungalow requiring general modernisation and scope for extension (stpp) on a large mature plot, in convenient village location. No onward chain.

DESCRIPTION

This detached chalet bungalow requires general modernisation but offers spacious and flexible accommodation together with tremendous scope for further extension, subject to the normal consents, and a large mature plot. Situated in the popular village of East Barsham close to Walsingham the property also offers easy access to Fakenham, Wells-next-the-Sea and Holt.

The accommodation comprises entrance lobby, entrance hall, sitting room, dining room, sun lounge/conservatory, kitchen, ground floor bedroom with en-suite shower, second ground floor bedroom, bathroom and third bedroom on the first floor. There is a garage, but access is restricted due to the overgrown nature of the plot.

The mature plot extends to 0.46 of an acre (subject to survey), with the northern portion being largely overgrown, currently restricting access. To the south there is a large uncultivated area with mature hedging, trees and shrubs and there are several sheds etc in a poor state of repair.

2 Walsingham Road is being sold with no onward chain.

SITUATION

East Barsham forms part of the parish of Barsham which also includes West Barsham, North Barsham and Houghton St Giles and is surrounded by undulating well-wooded countryside. The hamlet is dominated by a fine Tudor hall with a village inn/restaurant (currently closed) and an attractive ancient church.

East Barsham is situated virtually equal distance between Fakenham and Great Walsingham, being some 2 miles each way. Fakenham is a small market town with a variety of shops, banks, schools, racecourse and the River Wensum running through. Great Walsingham is a medieval village with the Roman Catholic shrine and has a variety of shops, farm shop complex, restaurants and public houses.

The coast at Wells-next-the-Sea is a further 4 miles from Great Walsingham with its many recreational facilities, sailing and wide sandy beaches. This part of Norfolk is particularly unspoilt with large Estates and farming communities.

ENTRANCE LOBBY

Of mainly glazed construction with UPVC half-glazed door to front and half-glazed UPVC door to;

ENTRANCE HALL

Staircase to first floor, ceramic tiled flooring, radiator, coved ceiling, doors to;

SITTING ROOM

3.87m x 3.22m (12' 8" x 10' 7") UPVC window to front, fireplace recess with tiled hearth housing cast iron solid fuel burner, radiator, 2 wall light points, picture rail, coved ceiling, double multi-paned doors to;



DINING ROOM

3.87m x 3.35m (12' 8" x 11' 0") UPVC window to side, large built-in storage cupboard, radiator, coved ceiling, sliding double glazed doors to;

SUN LOUNGE/CONSERVATORY

3.92m x 3.85m (12' 10" x 12' 8") Of mainly glazed construction on brick plinth under a mono-pitched roof, wall light point, double doors to garden.

KITCHEN

4.18m x 1.97m (13' 9" x 6' 6") Half glazed UPVC door to side, window to side. Excellent range of floor and wall mounted storage units, extensive marble effect worksurfaces, single drainer stainless steel sink unit with swivel mixer tap, 4 ring electric hob with extractor over, fitted oven, fitted microwave, space and plumbing for automatic washing machine, recess for fridge/freezer.

BEDROOM 1

4.00m x 3.61m (13' 1" x 11' 10") Dual aspect UPVC double glazed windows to front and rear, shower cubicle, radiator.

BATHROOM

UPVC double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash basin and WC, radiator, wall mounted convector heater.

BEDROOM 2

4.37m x 2.87m (14' 4" x 9' 5") UPVC window to rear, radiator, 2 built-in storage cupboards.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle, WC

FIRST FLOOR LANDING

UPVC window to side, door to;

BEDROOM 3

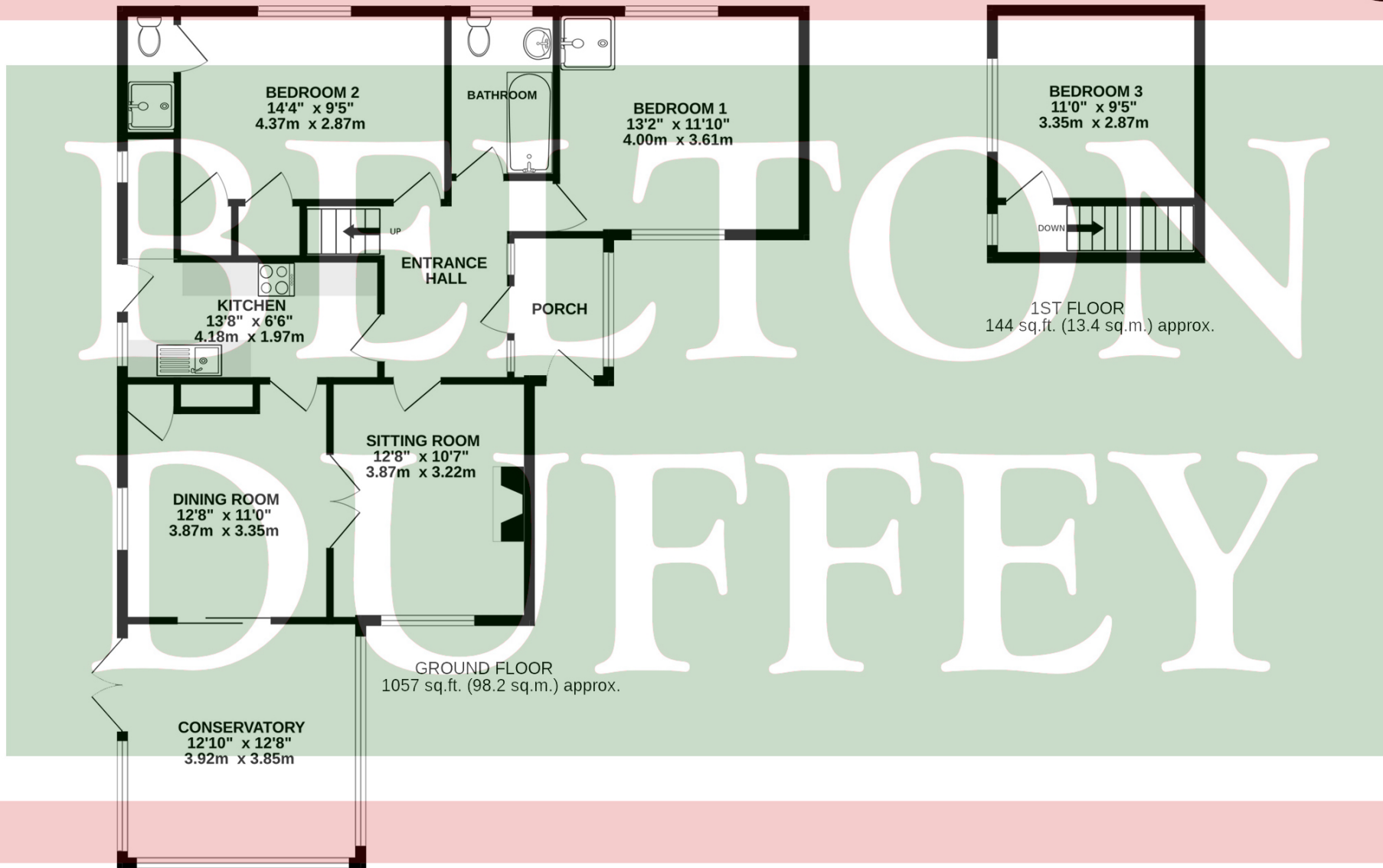
3.35m x 2.87m (11' 0" x 9' 5") UPVC window to side, radiator, eaves storage cupboard.

OUTSIDE

A particular feature of the property is the large mature plot extending to approximately 0.46 of an acre (STS). Wrought iron double gated access to concrete and flagstone driveway providing hardstanding for a number of vehicles. Please note that the garden is largely overgrown which currently restricts access to the northern section of the plot and a garage on site, also unable to be accessed. A high hedge to the eastern boundary to Walsingham Road provides a high degree of privacy and to the south there is a large uncultivated area with inset mature trees and shrubs. There are a number of greenhouses, sheds and a poly tunnel, all in a poor state of repair. Oil storage tank.

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TOTAL APPROX. FLOOR AREA 1202 SQ.FT (111 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

From Fakenham town centre, take Wells Road until you reach the 'Shell' roundabout. Turn right towards Holt on the A148 bypass, taking the first left B1105 signposted Wells and Walsingham. Continue along the B1105 for approximately 2 miles past the Barsham Arms public house and as you reach the hamlet of East Barsham, 2 Walsingham Road can be found on the left, identified by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water and mains electricity. Oil-fired central heating to radiators. Private drainage. 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.





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