



9 The Mews, Fakenham
Offers in Region of £280,000

BELTON DUFFEY

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

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.

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.

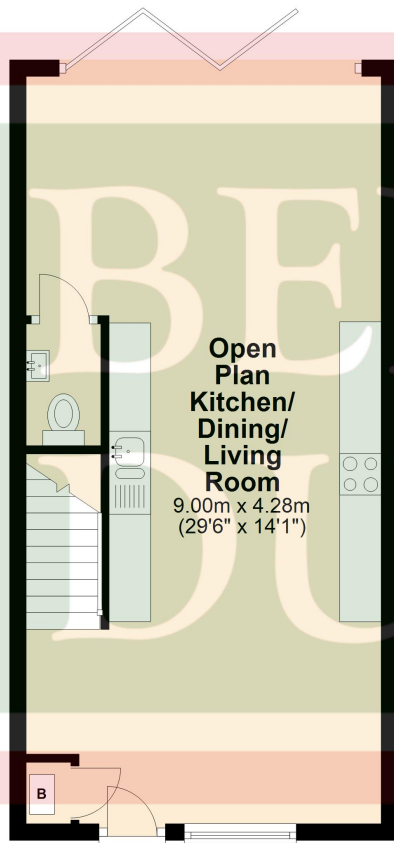
VIEWING

Strictly by appointment with the agent.



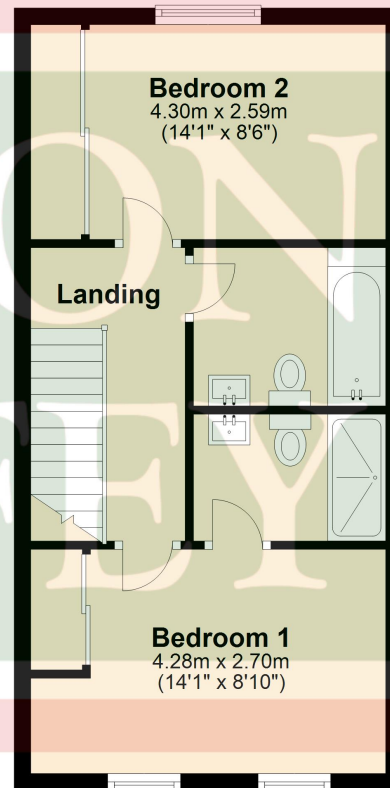
Ground Floor

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)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

