



35 Brick Kiln Road, Fakenham
Offers in Excess of £410,000

BELTON DUFFEY



35 BRICK KILN ROAD, FAKENHAM, NORFOLK, NR21 8QB

A superbly presented detached 4 bedroom, 3 bathroom house with attractively landscaped gardens, driveway parking and garage.

DESCRIPTION

Built in 2020 to a high specification, 35 Brick Kiln Road is a traditionally styled detached house situated on the edge of the popular Wensum Grange development on the northern outskirts of the market town of Fakenham. There is superbly presented light and airy accommodation including, to the ground floor, entrance hall, cloakroom, spacious kitchen/breakfast room with a separate utility, dining room, sitting room and study. Upstairs, the landing leads to an en suite principal bedroom, 3 further bedrooms, 2 with a Jack and Jill shower room, and a family bathroom.

The property also has the benefit of double glazed windows and doors throughout, oak veneer internal doors, gas-fired central heating, solar photovoltaic panels installed and the remainder of its NHBC warranty.

Outside, 35 Brick Kiln Road stands in attractively landscaped gardens to the front and rear with a garage and driveway parking.

Note: A yearly payment of £166.50 is due for maintenance and upkeep of communal areas.

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.



ENTRANCE HALL

A partly glazed composite door with a storm porch over and outside light leads from the front garden into the entrance hall with recessed door mat and staircase leading up to the first floor landing. Understairs storage cupboards, display shelving, radiator and doors to the principal ground floor rooms.

KITCHEN/BREAKFAST ROOM

4.35m x 3.83m (14' 3" x 12' 7") at widest points.

An extensive range of pale grey Shaker style base and wall units with laminate worktops and upstands incorporating a white ceramic sink with mixer tap. Integrated appliances including a double oven, 5 ring gas hob with stainless steel extractor hood over and splashback, fridge freezer and dishwasher. Room for a breakfast table and chairs, radiator, vinyl flooring, recessed ceiling lights, window to the side and UPVC French doors leading outside to the rear garden.

DINING ROOM

3.27m x 2.99m (10' 9" x 9' 10")

Radiator and a window overlooking the front garden.

UTILITY ROOM

1.88m x 1.65m (6' 2" x 5' 5")

Base cupboard with a worktop over and upstand incorporating a white ceramic sink with mixer tap. Spaces and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring and extractor fan. Door leading into:

CLOAKROOM

1.65m x 0.93m (5' 5" x 3' 1")

Wall mounted wash basin, concealed cistern WC, radiator, vinyl flooring and extractor fan. Window to the side with obscured glass.

SITTING ROOM

4.78m x 4.18m (15' 8" x 13' 9") at widest points.

Radiator, window to the side and UPVC French doors with glazed panels to the sides leading outside to the rear garden.

STUDY

2.93m x 1.95m (9' 7" x 6' 5") at widest points.

Fitted desk unit, storage cupboards and display shelves, radiator and a window overlooking the front garden.



FIRST FLOOR LANDING

Built-in airing cupboard housing the hot water cylinder, loft hatch, radiator and doors to the 4 bedrooms and family bathroom.

BEDROOM 1

4.54m x 3.23m (14' 11" x 10' 7") at widest point.

Extensive range of fitted wardrobe cupboards and fitted high chest of drawers. The other two matching bedside drawers available by separate negotiation. Radiator, window overlooking the rear garden and a door leading into:

EN SUITE SHOWER ROOM

Shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, concealed cistern WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

BEDROOM 2

3.51m x 3.00m (11' 6" x 9' 10")

Radiator, window to the front and a door to the Jack and Jill shower room.

BEDROOM 3

2.99m x 2.90m (9' 10" x 9' 6")

Radiator, window to the front and a door to the Jack and Jill shower room.

JACK AND JILL SHOWER ROOM

Jack and Jill shower room serving bedrooms 2 and 3. Shower cubicle with an electric shower, wall mounted wash basin, concealed cistern WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights, extractor fan and a window to the front with obscured glass.

BEDROOM 4

2.94m x 2.94m (9' 8" x 9' 8")

Radiator and a window overlooking the rear garden.

FAMILY BATHROOM

2.11m x 1.90m (6' 11" x 6' 3")

A white suite comprising a panelled bath, wall mounted wash basin, concealed cistern WC. Chrome towel radiator, vinyl flooring, tiled splashbacks, recessed ceiling lights, extractor fan and a window to the side with obscured glass.



OUTSIDE

35 Brick Kiln Road stands in a prominent position behind a pretty front garden planted with low hedging and shrubs, bounded by a metal fence. Pedestrian gate opening onto a paved walkway to the entrance door with storm porch over and outside light.

To the side of the property, there is a brickweave driveway providing parking for up to 3 vehicles and leading to the garage and a tall timber pedestrian gate to the rear garden. The garden has been attractively landscaped with an extensive sandstone terrace opening out from the kitchen and sitting room French doors and a lawn beyond. Tall fenced boundaries, raised sleeper beds planted with low shrubs, creeper covered pergola and trellis. Gravelled area where there is a timber shed and greenhouse and a space for refuse bins storage etc. Outside tap and lighting.

GARAGE

7.01m x 3.27m (23' 0" x 10' 9")

Up and over door to the front, power and light and a pedestrian door to the rear garden.

DIRECTIONS

Enter Fakenham heading east on the Wells Road passing the Shell petrol station on the right and pass straight over the mini roundabout. Bear left at the next mini roundabout and turn left onto Field Lane. Continue to the end turning right where it joins Rudham Stile Lane and take the next left staying on Rudham Stile Lane and over the old railway bridge. Take the next left onto Brick Kiln Road bearing right at the fork in the road where you will see number 35 a little further up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with solar photovoltaic panels installed. Gas-fired central heating to radiators. EPC Rating Band A.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

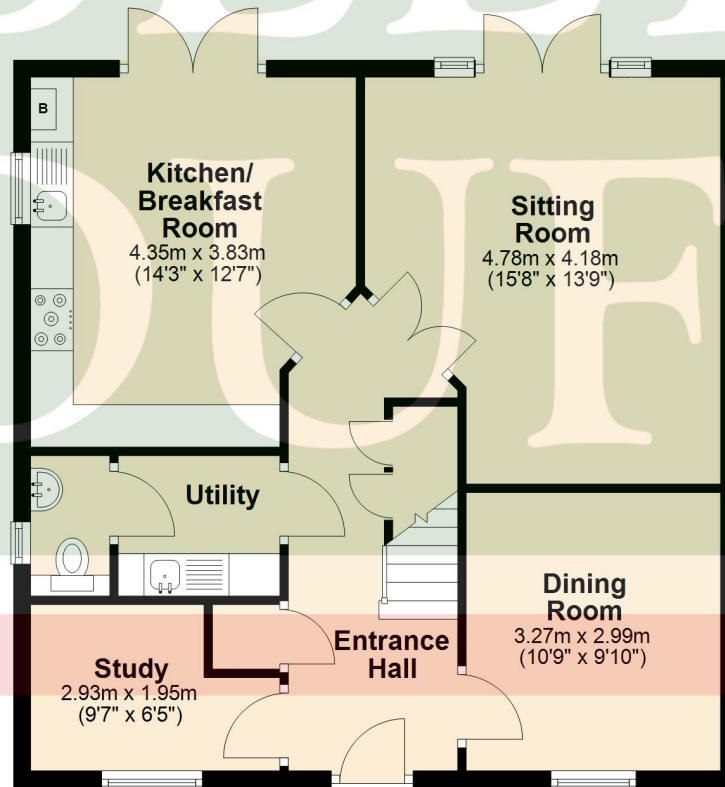


Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)

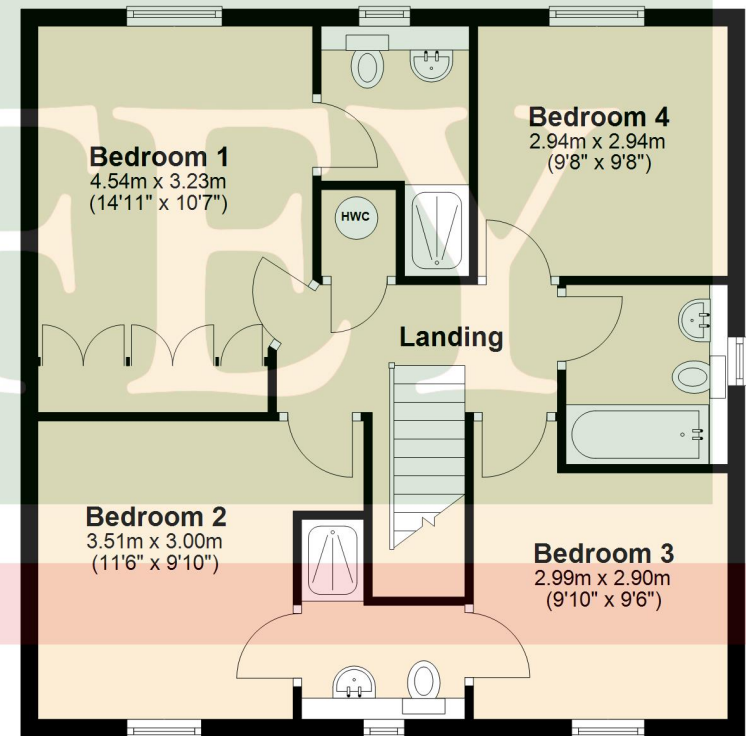
Garage

7.01m x 3.27m
(23' x 10'9")



First Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



Total area: approx. 132.2 sq. metres (1422.7 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.

