



67 Mount Pleasant, Walsingham
Offers in Excess of £290,000

BELTON DUFFEY

67 MOUNT PLEASANT, WALSINGHAM, NORFOLK, NR22 6DE

A refurbished 3 bedroom semi detached ex-local authority house with good sized west facing gardens and extensive driveway parking. No chain.

DESCRIPTION

67 Mount Pleasant is a semi detached ex-local authority house situated in the popular amenity rich village of Walsingham and standing in good sized west facing gardens and grounds with extensive driveway parking and views over neighbouring countryside to the rear.

The property has been refurbished by the current owner including a well appointed kitchen/breakfast room, luxury bathroom, oak veneer internal doors and a wood burning stove in the sitting/dining room. The accommodation is decorated in neutral tones and comprises a side entrance hall, kitchen/breakfast room, sitting/dining room and a ground floor bathroom with 3 bedrooms, 1 with an en suite cloakroom, upstairs. Further benefits include UPVC double glazed windows and doors and exposed floorboards.

67 Mount Pleasant is being offered for sale with no onward chain.



SITUATION

The Medieval village of Walsingham is a centre of pilgrimage, it has two main Shrines: the 14th Century Slipper Chapel is the Roman Catholic National Shrine of Our Lady and the Anglican Shrine of Our Lady of Walsingham, while the Abbey grounds contain the ruins of the original Priory founded in 1153.

For a village of its size, Walsingham supports an amazing number of shops, mainly tourist/pilgrim shops but also a mini-supermarket, tea shops and 2 public houses. An old farmyard (owned by the Walsingham Estate) has been converted into a range of shops which boasts the award winning Farm Shop. The village also has a doctor's surgery and a primary school.

Linking Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway. Walsingham is centrally located for Holt, Burnham Market, Wells-next-the-Sea and the market town of Fakenham.

ENTRANCE LOBBY

A partly glazed composite door leads from the front of the property into the entrance lobby with the staircase to first floor landing, radiator and a door leading into:

SITTING/DINING ROOM

4.08m x 3.65m (13' 5" x 12' 0")

Fireplace housing a wood burning stove on a stone tiled hearth, exposed floorboards, UPVC window to the front and a door leading into:

KITCHEN/BREAKFAST ROOM

3.25m x 3.20m (10' 8" x 10' 6")

A well appointed range of Shaker style base and wall units with laminate worktops incorporating a white ceramic sink unit, tiled splashbacks. Integrated oven and ceramic hob with a stainless steel and glass extractor hood over, spaces and plumbing for a washing machine and freestanding fridge freezer.

Breakfast bar with space under for stools, vinyl flooring, radiator, UPVC window overlooking the rear garden and an opening to:

SIDE ENTRANCE HALL

Vinyl flooring, deep understairs storage cupboard and a partly glazed UPVC door leading outside to the side of the property. Door to:



BATHROOM

2.20m x 1.69m (7' 3" x 5' 7")

A luxury white suite comprising a panelled bath with a chrome mixer shower and glass shower screen over, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled walls, chrome towel radiator, extractor fan and a UPVC window to the side with obscured glass.

FIRST FLOOR LANDING

UPVC window to the side and doors to the 3 bedrooms.

BEDROOM 1

3.72m x 3.65m (12' 2" x 12' 0")

Built-in wardrobe and airing cupboard housing the hot water cylinder, UPVC window to the front and a door to:

EN SUITE CLOAKROOM

Vanity storage unit incorporating a wash basin, WC, vinyl flooring.

BEDROOM 2

3.20m x 2.83m (10' 6" x 9' 3")

Built-in wardrobe, loft hatch, radiator and a UPVC window overlooking the rear garden and countryside beyond.

BEDROOM 3

2.24m x 2.20m (7' 4" x 7' 3")

Radiator and a UPVC window overlooking the rear garden and countryside beyond.

OUTSIDE

67 Mount Pleasant is set well back from the road behind a hedged front boundary with an extensive gravelled driveway providing parking for several vehicles. Small lawn to the side with a concrete walkway leading to the front entrance door and mature hedging to the sides.

A picket gate to the side of the property leads to the door to the side entrance hall and the west facing rear garden beyond. The garden is a good size and backs onto countryside comprising a gravelled terrace with a lawn beyond. External oil-fired boiler, screened plastic oil tank and tall fenced boundaries.

DIRECTIONS

Proceed out of Fakenham on the A148 heading east towards Holt and take the left-hand turning signposted Wells-next-the-Sea. Continue through Barsham and on into Little Walsingham. Proceed into the centre of the village up the High Street to the old water pump house and turn right. Continue down the hill and take the first turning left onto Knight Street and continue past the VinedMe wine shop. Take the second left into Mount Pleasant and continue through the estate until you see number 67 on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Main water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

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.

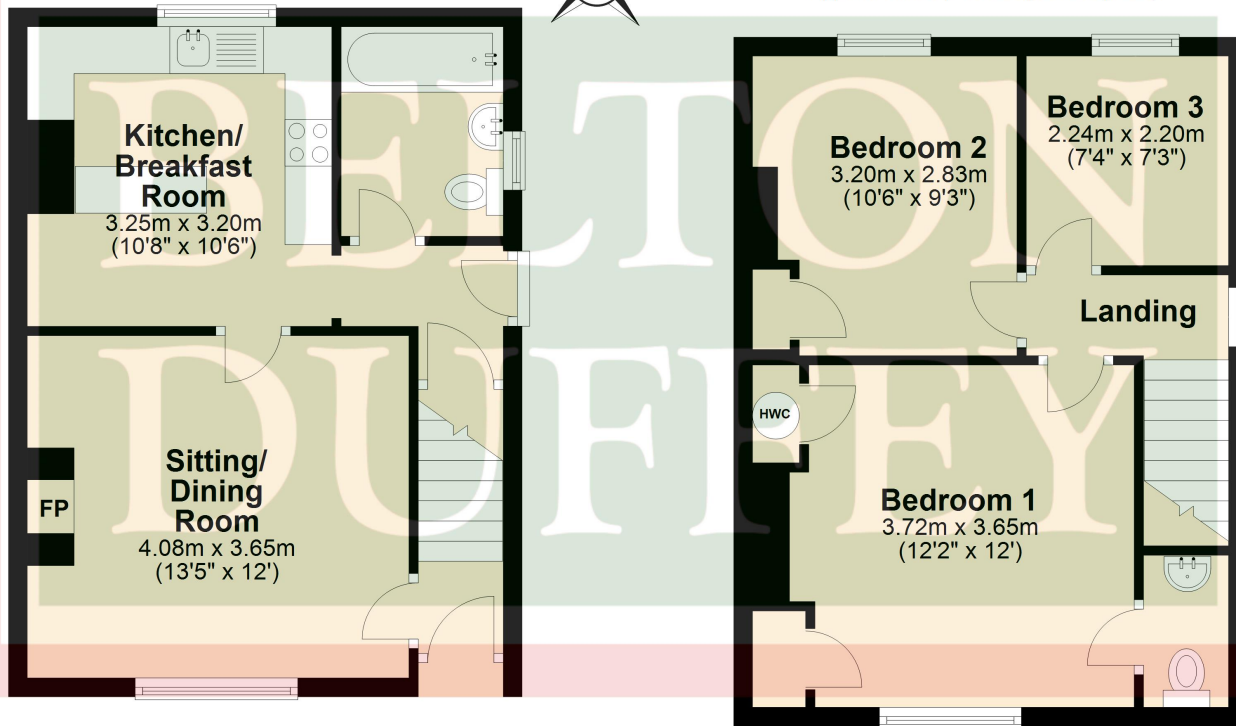


Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)

First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)





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