



**Hazelwood, East Rudham**  
**Guide Price £640,000**

**BELTON DUFFEY**





# **HAZELWOOD, BROOMSTHORPE ROAD, EAST RUDHAM, NORFOLK, PE31 8RG**

Rare opportunity to purchase a 4 bedroom detached property, with scope to extend, in delightful 1 acre grounds (sts). No onward chain.

## **DESCRIPTION**

Hazelwood is a Scandinavian style single storey residence standing in delightful private wooded grounds in a prime position in the popular conservation village of East Rudham. The property is a timber framed, brick outer skinned Swedish Scandia Hus with the benefit of triple glazed timber framed windows and doors, solid pine internal doors and electric storage heating. There is immaculately presented accommodation briefly comprising entrance hall, kitchen/dining room with a separate utility, spacious sitting room, with 4 bedrooms, 1 en suite, and a family bathroom. However, the property also presents a rare and exciting opportunity to create additional living accommodation in the large roof space (subject to the usual permissions).

Outside, there are delightfully landscaped gardens and grounds that wrap around the property and amount to just under 1 acre (subject to survey) with a detached brick built double garage.

Hazelwood is being offered for sale with no onward chain.

## **SITUATION**

Situated approximately mid-way between King's Lynn and Fakenham, East Rudham is a rural village with a scattering of houses and cottages set mainly around the village green. Close to the source of the River Wensum, close by is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to East Rudham is the smaller village of West Rudham which both benefit from an art gallery, mobile Post Office, celebrated public house The Crown, tea shop, deli, veterinary surgery, primary school, parish church, playing fields and a village hall.

The North Norfolk coast, an Area of Outstanding Natural Beauty is some 12 miles to the north, Norwich approximately 33 miles to the south-east, Fakenham 5 miles to the south-east and King's Lynn 15 miles south-west (with mainline station serving Cambridge and London).

## **ENTRANCE HALL**

3.81m x 1.61m (12' 6" x 5' 3")

A solid timber door with a glazed panel to the side and storm porch over leads from the driveway to the front of the property into the entrance hall with 2 sets of partly glazed double doors leading to the sitting room and kitchen/dining room, built-in storage cupboard.







## **SITTING ROOM**

4.80m x 7.04m (15' 9" x 23' 1")

A spacious light and sunny room with 5 double aspect windows, some 3/4 height, giving views over the gardens and a west facing partly glazed door leading out onto a paved terrace.

## **KITCHEN/DINING ROOM**

6.98m x 4.03m (22' 11" x 13' 3") at widest points.

A versatile L-shaped kitchen/dining room with a pine panelled ceiling. Comprising:

### **KITCHEN AREA**

A range of oak base and wall units and breakfast bar with laminate worktops incorporating a stainless steel sink with double drainer and chrome mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with extractor hood over, space and plumbing for a dishwasher. Vinyl flooring, 2 windows to the south and a door to the utility room. Open plan to:

### **DINING AREA**

Ample room for a large dining table and chairs with wiring for pendant lights above, 2 windows to the south and doors to bedrooms 1 and 4 and the inner hallway.

## **UTILITY ROOM**

4.00m x 2.11m (13' 1" x 6' 11")

White base and wall units with worktop incorporating a stainless steel sink with drainer and chrome mixer tap, spaces and plumbing for a washing machine and fridge freezer. Shelved pantry cupboard, vinyl flooring, window to the west and partly glazed door leading out onto a paved terrace.

## **INNER HALLWAY**

Hatch to roof space with drop down ladder and lighting, doors to bedrooms 2 and 4 and the shower room.

## **BEDROOM 1**

4.38m x 4.33m (14' 4" x 14' 2")

Extensive range of fitted wardrobe cupboards, 2 windows to the east and a door leading into:

## **EN SUITE BATHROOM**

2.80m x 1.90m (9' 2" x 6' 3")

Bath with a shower mixer tap, wash hand basin on a vanity cupboard with mirror over, concealed cistern WC. Tiled splashbacks, shelved airing cupboard housing the hot water cylinder, chrome towel radiator, vinyl flooring and a window to the east with obscured glass.







## **BEDROOM 2**

3.91m x 3.03m (12' 10" x 9' 11")

Extensive range of fitted wardrobe cupboards and 2 windows to the west.

## **BEDROOM 3**

2.80m x 3.05m (9' 2" x 10')

Extensive range of fitted storage units with mirrored sliding doors and a window to the north overlooking the gardens.

## **BEDROOM 4**

2.75m x 3.06m (9' x 10')

Currently used as a study with a fitted cupboard and a window to the north overlooking the gardens.

## **SHOWER ROOM**

2.75m x 1.85m (9' x 6' 1")

Shower cubicle with an electric shower, wash hand basin on a vanity cupboard, concealed cistern WC. Tiled splashbacks, chrome towel radiator, vinyl flooring and a window to the west with obscured glass.

## **ROOF SPACE**

15.44m x 7.19m ( 50' 8" x 23' 7") with a ridge height of approximately 3.4 metres.

Substantial boarded roof space offering scope for conversion to create additional accommodation, if required (subject to the usual permissions). Leading to attic space (restricted head height) providing useful storage space.

## **OUTSIDE**

Hazelwood is approached through tall timber double gates opening onto a sweeping gravelled driveway leading to a broad gravelled area providing parking for several vehicles and access to the double garage and the main entrance to the property. The gardens and grounds are a delight amount to just under 1 acre (subject to survey) with fenced or hedged boundaries and a wall to the north.

The gardens have been attractively landscaped with neat lawns interspersed with a number of mature woodland trees including Sycamore, Oak, Horse Chestnut, coppiced Hazel, flowering Cherry and various fruit trees. Extensive south facing paved terrace opening out from the sitting room and utility room.

Please note that a covenant exists on the property stating that the land may only be used for a single private dwelling.





## **DOUBLE GARAGE**

6.04m x 6.07m (19' 10" x 19' 11")

2 remote control up and over doors to the front, power and light, window to the rear and pedestrian door to the side.

## **DIRECTIONS**

From Belton Duffey's Fakenham office, proceed out of Fakenham on the A148 heading west towards King's Lynn. On entering the village of East Rudham and just before the Crown public house, turn left onto Station Road and then take the next left onto Broomsthorpe Road where the property can be found immediately on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric storage heating. EPC Rating Band D.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band F.

## **TENURE**

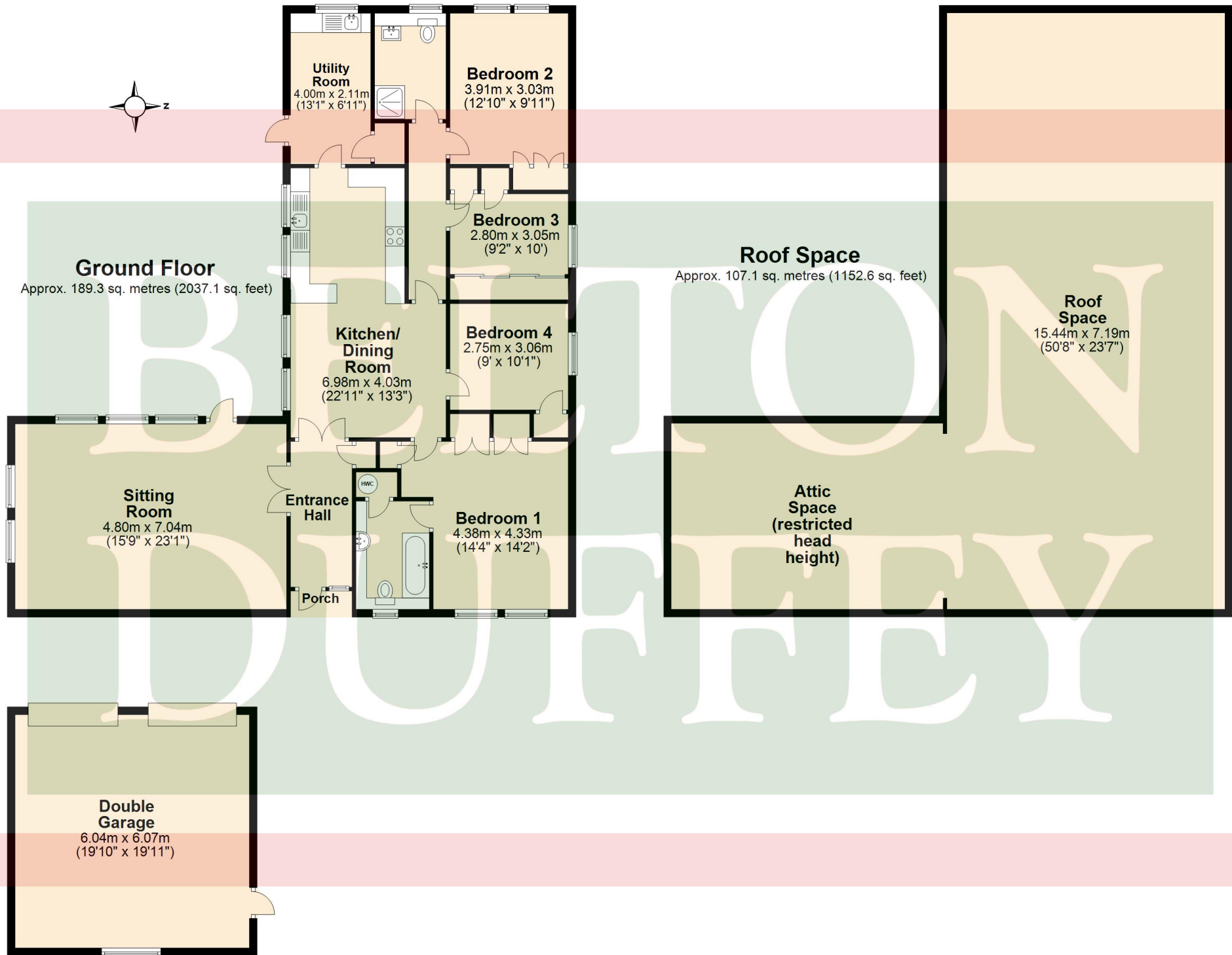
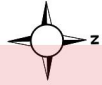
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 296.3 sq. metres (3189.7 sq. feet)





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