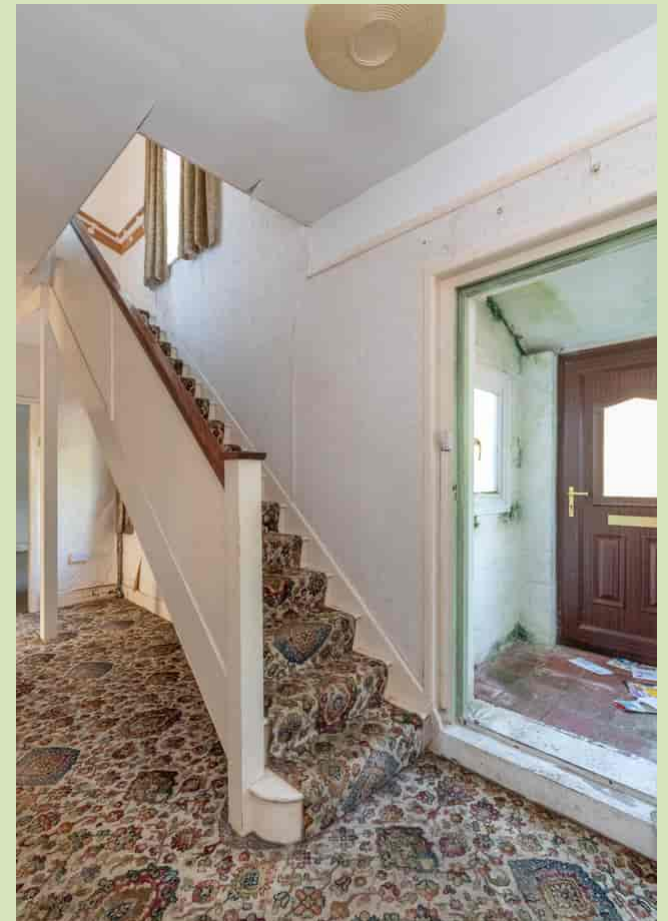




132 Norwich Road, Fakenham
Guide Price £340,000

BELTON DUFFEY



132 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8LF

A substantial semi detached character home requiring modernisation, standing in mature 0.35 acre gardens and grounds (sts) with a range of outbuildings. No chain.

DESCRIPTION

Number 132 is a wonderful opportunity to modernise a substantial semi detached family home standing in good sized gardens and grounds on the much sought-after Norwich Road in the market town of Fakenham. The property does now require a complete programme of refurbishment with well proportioned living accommodation comprising an entrance hall, kitchen/breakfast room, dining room, lounge and sitting room. There is also a conservatory and a large lean-to orangery with a hatch down to a useful cellar. The galleried first floor landing leads to 4 bedrooms, 1 with a small balcony overlooking the rear garden, and a bathroom.

Many period features remain including panelled doors, picture rails, fireplaces and exposed floorboards with the convenience of majority UPVC double glazed windows and doors and gas-fired central heating with a Rayburn in the dining room.

The mature gardens and grounds are currently in an overgrown state but amount to approximately 0.35 acre (subject to survey) with extensive driveway parking, detached double garage and a range of outbuildings, in varying states of repair.

132 Norwich Road is being offered for sale with no onward chain.

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.

PORCH

A partly glazed composite door leads from the front of the property into the porch with pamment tiled floor and windows to the sides. Glazed timber door leading into:



RECEPTION HALL

5.30m x 2.13m (17' 5" x 7' 0")

Spacious reception hall with staircase leading up to the first floor landing, radiator and a window to the front. Opening to the inner hallway and a door leading into:

DINING ROOM

4.37m x 4.30m (14' 4" x 14' 1")

Fireplace recess currently housing a gas-fired Rayburn range cooker, built-in storage cupboard, radiator and a window to the side. Partly glazed door leading into:

KITCHEN/BREAKFAST ROOM

4.13m x 3.82m (13' 7" x 12' 6") at widest points.

L-shaped kitchen/breakfast room with a range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with a gas connection and extractor hood over, spaces and plumbing for white goods, room for a breakfast table and chairs, radiator, loft hatch. Double aspect windows to the front and side and a partly glazed composite door leading outside to the front of the property.

INNER HALLWAY

Period glazed timber double doors to the rear lobby/conservatory and doors to the lounge and sitting room.

LOUNGE

5.22m x 4.30m (17' 2" x 14' 1")

Marble fireplace with a multi fuel stove and a tiled hearth, deep box bay window overlooking the rear garden.

SITTING ROOM

5.22m x 4.02m (17' 2" x 13' 2")

Fireplace currently housing an electric flame effect fire, radiator and a deep box bay window overlooking the rear garden. Glazed timber door leading into:

ORANGERY

6.50m x 3.07m (21' 4" x 10' 1")

Lean-to orangerie in a poor condition of glazed UPVC construction on a low brick wall with a polycarbonate roof. Wash basin, hatch leading down to the cellar and a partly glazed UPVC door leading outside to the rear garden.



REAR LOBBY

Accessed via period glazed double doors from the inner hallway, windows to the sitting room and lounge. Wide opening to:

CONSERVATORY

2.78m x 2.67m (9' 1" x 8' 9") at widest points.

UPVC double glazed construction on a low brick wall with a polycarbonate roof. Glazed UPVC door leading outside to the rear garden.

CELLAR

5.33m x 2.10m (17' 6" x 6' 11")

Useful cellar with a brick floor and lighting.

FIRST FLOOR LANDING

Galleried landing with a tall arched window to the front of the property, radiator and doors to the 4 bedrooms and bathroom.

BEDROOM 1

4.46m x 4.35m (14' 8" x 14' 3")

Full wall of fitted wardrobe cupboards, 1 housing the gas-fired boiler, radiator, loft hatch and a window to the side.

BEDROOM 2

5.22m x 3.46m (17' 2" x 11' 4")

Range of fitted wardrobe cupboards, radiator and a deep box bay window overlooking the rear garden.

BEDROOM 3

5.22m x 3.44m (17' 2" x 11' 3")

Range of fitted wardrobe cupboards, radiator, wash basin and a deep box bay window overlooking the rear garden.

BEDROOM 4/STUDY

2.94m x 2.67m (9' 8" x 8' 9")

Radiator and a partly glazed door leading outside onto:

BALCONY

2.45m x 0.84m (8' 0" x 2' 9")

Small balcony area with fine elevated views over the rear garden.



BATHROOM

2.29m x 2.14m (7' 6" x 7' 0")

A suite comprising a panelled bath with an electric shower over, pedestal wash basin and WC. Radiator, electric water heater and a window to the front of the property with obscured glass.

OUTSIDE

Number 132 is set well back off Norwich Road behind a low brick wall with mature hedging and approached over a gravelled driveway leading to an extensive parking area and double garage. To the front of the property, there is paved hardstanding with mature beds and access to the entrance porch. A walkway leads to a small walled kitchen garden with workshop and gardener's WC.

The south facing rear garden is of a good size but in an overgrown state with a range of dilapidated outbuildings. In all the, the gardens and grounds amount to approximately 0.35 acre (subject to survey).

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road for approximately 3/4 of a mile where you will see number 132 on the right-hand side, opposite the junction with Smith Lane and as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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

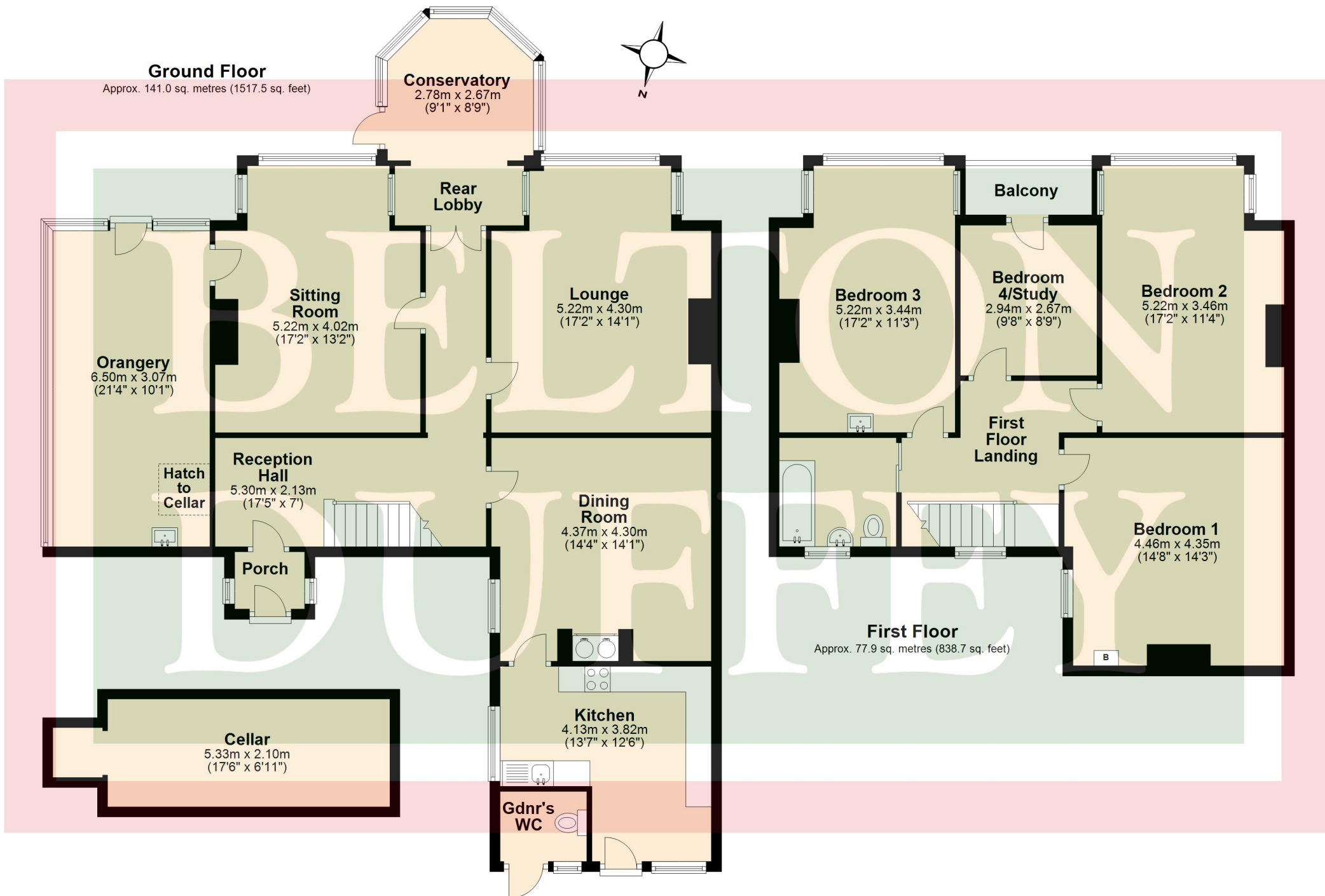
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 218.9 sq. metres (2356.1 sq. feet)



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