



41 Priory Crescent, Binham
£250,000

BELTON DUFFEY



41 PRIORY CRESCENT, BINHAM, NORFOLK, NR21 0DB

An older style semi detached home on large mature plot offering spacious accommodation that requires general modernisation and situated in quiet village cul-de-sac.

DESCRIPTION

Situated in the popular village of Binham within close proximity of the north Norfolk Heritage Coast we are pleased to offer for sale an outstanding opportunity to acquire this older style semi-detached property that requires general modernisation and offers extension potential (STC) together with large mature plot, garage and ample off road parking.

The accommodation includes entrance hall, sitting room, living/dining room, kitchen with pantry, cloakroom, three bedrooms and large bathroom while, externally, there is a large workshop/store, detached garage (pre-fabricated asbestos construction) greenhouse and range of useful sheds. The generous mature garden has a sunny aspect backing west on to open farmland and there are fine rural views from the rear of the first floor.

Offered for sale with vacant possession and no onward chain this property is subject to a Norfolk County Council section 157 covenant, restricting ownership to those who have lived and/or worked in the county for a minimum of 3 years.

SITUATION

Binham is a most attractive, historical village with its atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics. The village has village stores, village hall, a popular cafe, The Parlour, and a celebrated inn, The Chequers.

The towns of Wells-next-the-Sea, Holt and Fakenham are in close proximity and the Cathedral city of Norwich is also within easy motoring distance. Wells-next-the-Sea, a Georgian seaside town, is some 4 miles away and has many amenities and leisure activities on offer in the town or close by in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, nursery, primary and secondary schools, doctor's surgery and a full range of shops.

4 miles to the east, the Georgian market town of Holt offers an amazing array of independent shops and businesses, art galleries, cafes and pubs and the Auden Theatre which hosts a wide array of different productions throughout the year. Holt is also home to the well respected Gresham's independent school.

ENTRANCE HALL

Panelled front door with fanlight, staircase to first floor, radiator, wall mounted thermostat, doors to;

SITTING ROOM

3.90m x 3.85m (12' 10" x 12' 8") Replacement double glazed window to front, feature tiled fireplace with raised tiled hearth, radiator.



LIVING DINING ROOM

5.73m x 3.37m (18' 10" x 11' 1") A spacious and versatile room with twin replacement double glazed windows to rear with pleasant aspect over the garden, feature fireplace with coal fire and storage cupboard to side, two radiators, picture rail, under stairs cupboard, door to;

KITCHEN

2.80m x 2.10m (9' 2" x 6' 11") Replacement double glazed door and window to side, range of floor and wall mounted storage units, electric cooker point, plumbing for automatic washing machine, walk-in pantry.

CLOAKROOM

Replacement double glazed window to side, close coupled wc with combination cistern/wash hand basin, half height tiling.

FIRST FLOOR LANDING

Replacement double glazed window to side, access to loft space, radiator, doors to;

BEDROOM 1

3.85m x 3.40m (12' 8" x 11' 2") Twin replacement double glazed windows to front, built-in cupboard, radiator

BEDROOM 2

3.40m x 3.34m (11' 2" x 10' 11") Twin replacement double glazed windows to rear with garden and distant rural views, radiator.

BEDROOM 3

2.80m x 2.30m (9' 2" x 7' 7") Replacement double glazed window to side, radiator, built-in wardrobe cupboard.

BATHROOM

Replacement double glazed window to front, suite comprising panelled bath, pedestal wash basin and WC, complimentary tiling, radiator, wall mounted electric bar heater.

OUTSIDE

Wrought iron gated access to driveway providing off road parking for a number of vehicles, large neat lawned area and mature hedging to front boundary.

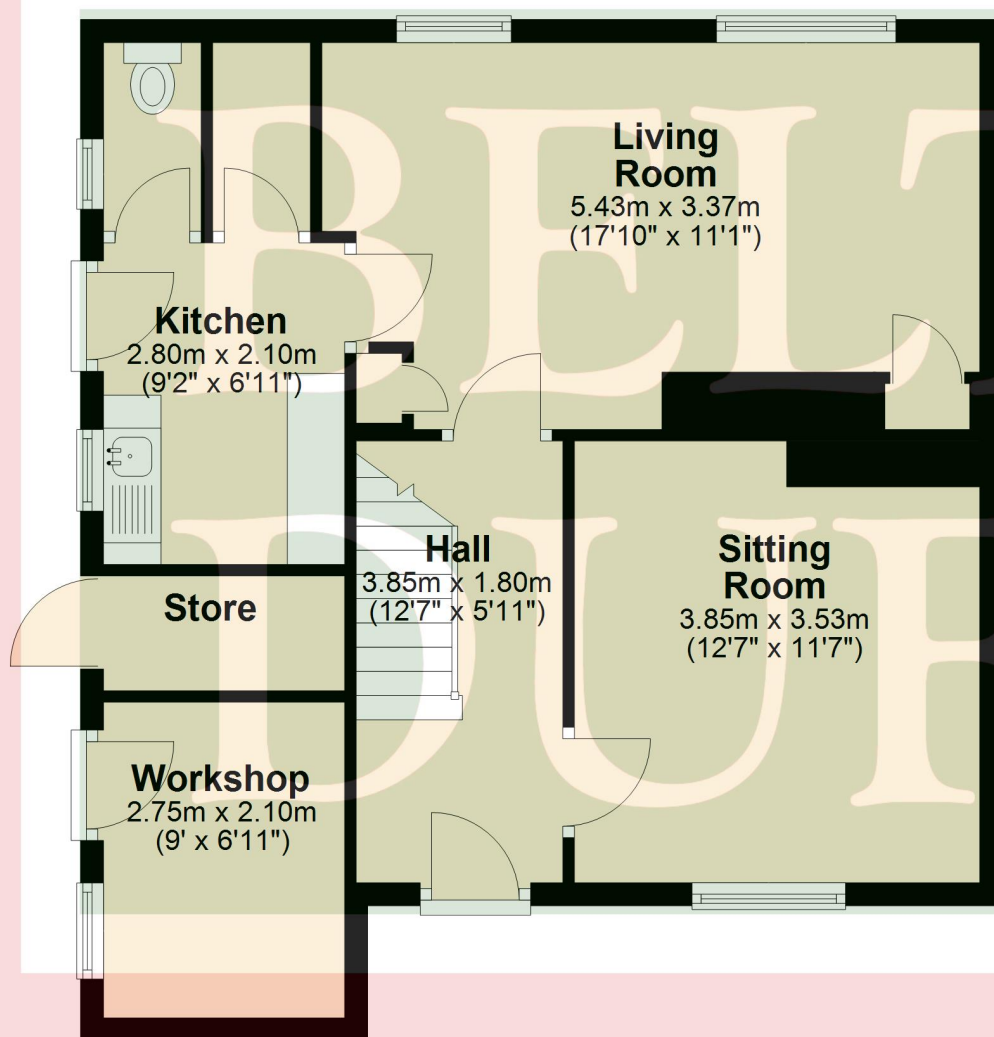
The rear garden backs west and comprises separate lawned areas divided by hedging and shrubs, a large area set aside to soft fruit and vegetable cultivation and mature shrubs and trees. Greenhouse, range of sheds, concealed garden waste area, mature hedging to boundaries.

WORKSHOP/STORE

2.8m x 2.1m (9' 2" x 6' 11") Door to side, replacement double glazed window to side, wall mounted oil fired boiler, power and light connected.

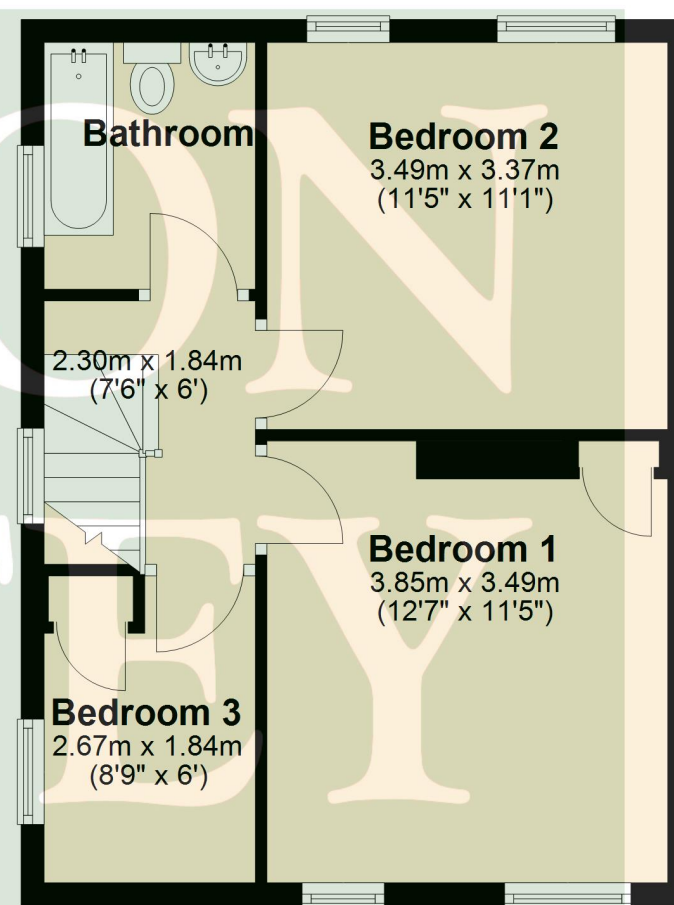
Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)

GARAGE

A detached single garage of pre-fabricated asbestos construction.

DIRECTIONS

From Wells-next-the-Sea, take the A149 out of town towards Cromer. At the Gallery Plus junction, fork right towards Walsingham and continue out into open country. Enter the village of Wighton and take the left fork into the village centre and continue through following the signs to Binham straight ahead. On entering Binham, past the Priory on your left, turn right at the T junction into Front Street, continuing through village and turn right into Priory Crescent where number 41 will be found and identified by the Belton Duffey 'for sale' sign.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil fired boiler providing 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.





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