



125 Holt Road, Fakenham
Guide Price £540,000

BELTON DUFFEY



125 HOLT ROAD, FAKENHAM, NORFOLK, NR21 8EQ

A spacious detached family house with flexible 4/5 bedroom, 3 bathroom, accommodation, extensive driveway parking, double garage and gardens.

DESCRIPTION

125 Holt Road is a substantial family house built circa 2005 on a popular road less than a mile from the centre of the market town of Fakenham. The property has flexible living spaces comprising a good sized kitchen/breakfast room with a separate utility, a large dining room, sitting room and a snug/study, that could also be used as a ground floor bedroom with a cloakroom opposite with space to install a shower. Upstairs, there are a further 5 bedrooms, 2 of which have en suites, and a family bathroom.

The property further benefits from UPVC double glazing, pine 4 panel internal doors, hard floors to the ground floor with a well appointed fitted kitchen, luxury bathroom suites and gas-fired central heating.

Outside, there is extensive driveway parking, an attached double garage and a lawned and paved garden to the rear. All of this combine to make 125 Holt Road an exciting prospect for those buyers looking for a spacious family home close to all of the facilities on offer at Fakenham.

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 covered storm porch leads from the driveway to the front of the property with a partly glazed door with glazed side panels leading into:

ENTRANCE HALL

Spacious entrance hall with a built-in storage cupboard, staircase leading up to the first floor landing, understairs storage cupboard. Vinyl flooring, recessed ceiling lights and doors to the principal ground floor rooms.

CLOAKROOM

Pedestal wash basin, WC, vinyl flooring and extractor fan.



KITCHEN/DINING ROOM

4.54m x 3.90m (14' 11" x 12' 10")

A range of Shaker style base and wall units with wood block worktops incorporating a butler sink with a swan neck pull-out spray tap. Space for a range style cooker with gas connection, tiled splashback and a stainless steel extractor hood over, spaces and plumbing for a dishwasher and fridge freezer. Island unit with a wood block worktop and space under for stools, vinyl flooring, recessed ceiling lights and a built-in larder cupboard.

Door to the utility room, window overlooking the rear garden and a glazed UPVC door leading outside.

UTILITY ROOM

2.26m x 1.98m (7' 5" x 6' 6")

Fitted Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, Worcester gas-fired boiler, vinyl flooring, extractor fan, window and a partly glazed UPVC door leading outside to the side of the property.

DINING ROOM

3.84m x 3.10m (12' 7" x 10' 2")

Vinyl flooring, wiring for a pendant light over the dining space, UPVC French doors with glazed side panels leading outside to the rear garden.

SITTING ROOM

5.19m x 3.90m (17' 0" x 12' 10")

Fireplace with an electric remote control fire, vinyl flooring, wall and ceiling lights, window to the side and UPVC French doors with glazed side panels leading outside to the front of the property.

SNUG/STUDY

3.10m x 2.98m (10' 2" x 9' 9")

Flexible room which could also provide a ground floor bedroom with the cloakroom opposite having space for the installation of a shower. Vinyl flooring and UPVC French doors with glazed side panels leading outside to the front of the property.

FIRST FLOOR LANDING

Light and airy galleried landing with a window on the half landing overlooking the rear garden, built-in airing cupboard housing the hot water cylinder, loft hatch and doors to the 5 bedrooms and family bathroom.

BEDROOM 1

5.19m x 3.92m (17' 0" x 12' 10")

Good sized bedroom with 3 built-in wardrobe cupboards, window to the front and a door leading into:



EN SUITE BATHROOM

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.90m x 3.38m (12' 10" x 11' 1")

Window overlooking the rear garden and a door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled splashbacks, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

BEDROOM 3

4.99m x 3.32m (16' 4" x 10' 11")

Recessed ceiling lights, access to eaves, window to the side and 2 Velux windows to the front of the property.

BEDROOM 4

3.19m x 3.11m (10' 6" x 10' 2")

Window to the front of the property.

BEDROOM 5

3.11m x 2.60m (10' 2" x 8' 6")

Currently used as a study with a window overlooking the rear garden.

FAMILY BATHROOM

A white suite comprising a panelled bath with a shower mixer tap, corner shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the front with obscured glass.

OUTSIDE

Number 125 is set well back off Holt Road behind a fenced and hedged boundary and accessed through a 5 bar gate opening onto an extensive gravelled driveway where there is parking for several vehicles and leading to the integral garage and entrance porch with outside lighting. The front garden is lawned and enclosed by fencing and hedges, flanked by mature trees.

To the side of the property, there is space for refuse bin storage etc and access to the utility room. The rear garden comprises a lawn with a paved terrace opening out from the kitchen and dining room, tall fenced boundaries and outside lighting.



DOUBLE GARAGE

Wide up and over door to the front, power and light and timber double doors to the rear garden.

DIRECTIONS

Leave Fakenham town centre heading north east on the Norwich Road continuing for approximately 2/3 mile where you will see the property on the left-hand side, 50 yards before the Lidl supermarket.

OTHER INFORMATION

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

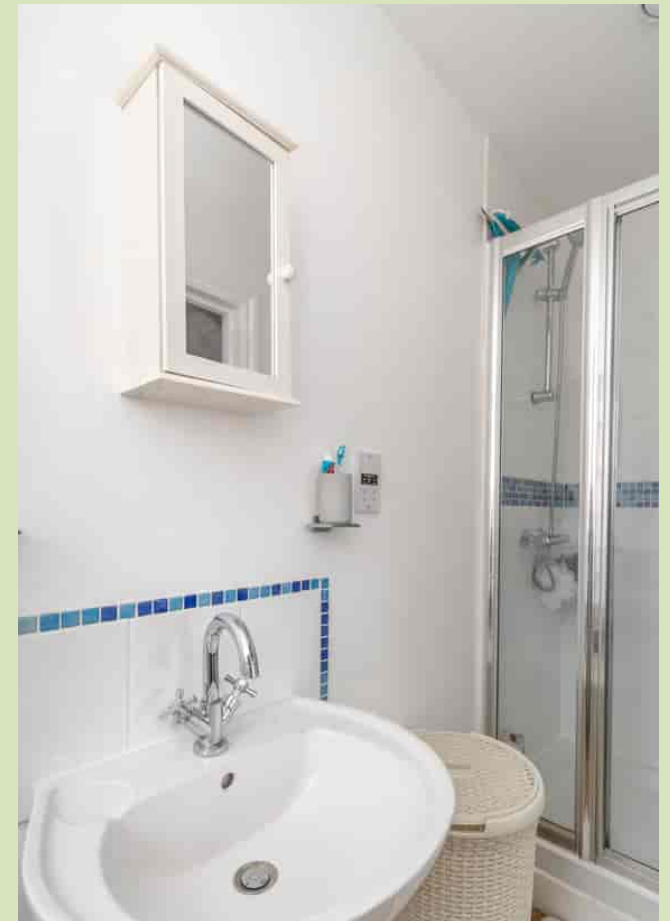
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

TENURE

This property is for sale Freehold.

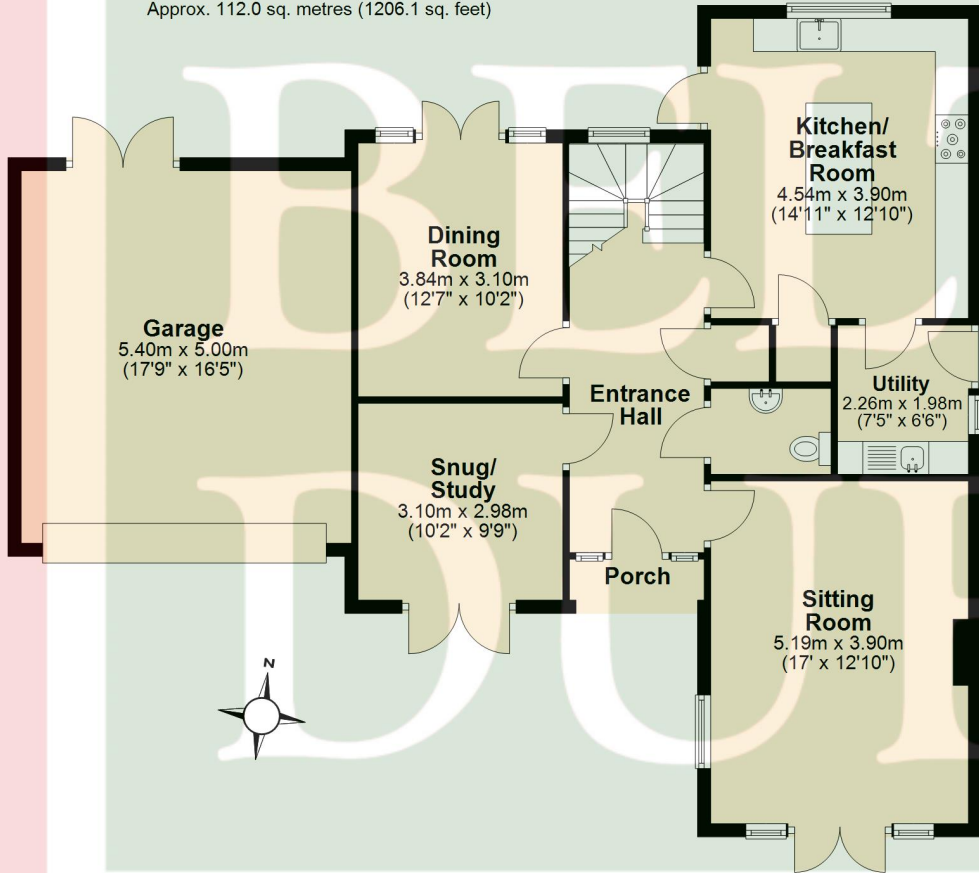
VIEWING

Strictly by appointment with the agent.



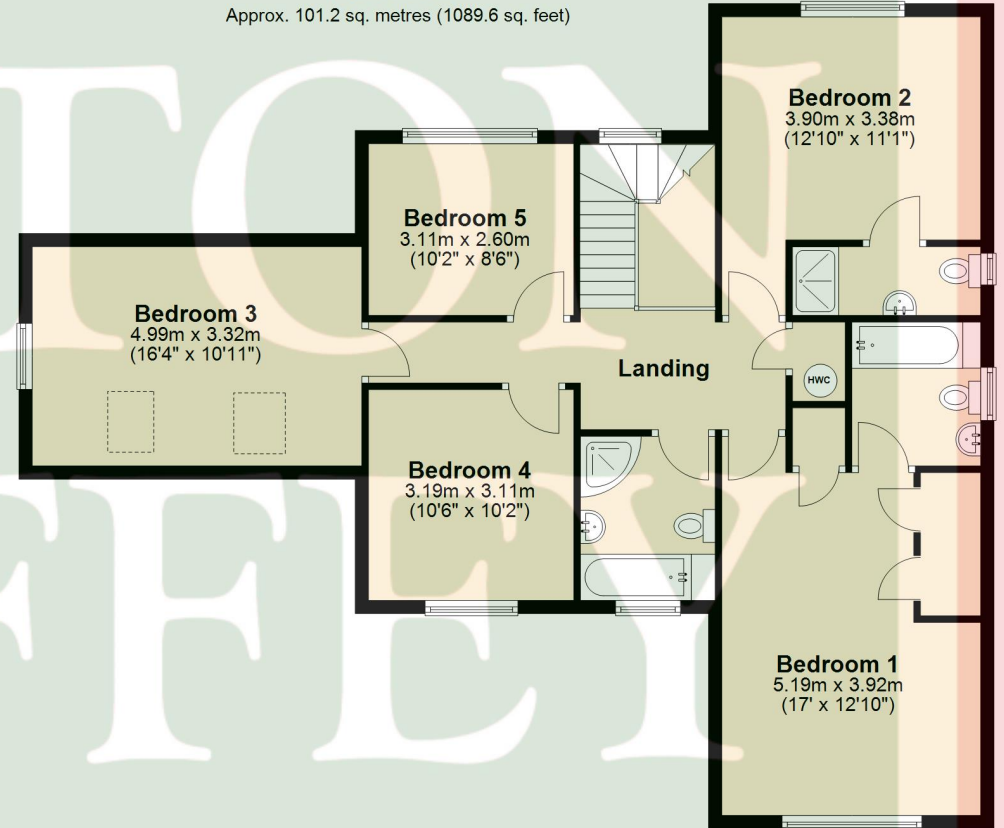
Ground Floor

Approx. 112.0 sq. metres (1206.1 sq. feet)



First Floor

Approx. 101.2 sq. metres (1089.6 sq. feet)



Total area: approx. 213.3 sq. metres (2295.7 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

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