



4 Shereford Road, Hempton
Guide Price £170,000

BELTON DUFFEY

4 SHEREFORD ROAD, HEMPTON, NORFOLK, NR21 7LJ

Requiring refurbishment, a spacious semi detached cottage with good sized gardens and parking in popular location close to Fakenham. No onward chain.

DESCRIPTION

Offered for sale with vacant possession, this semi detached period cottage retains many period features and is pleasantly situated in the popular village of Hempton, just to the south west of the busy market town of Fakenham, yet within easy reach of all amenities and open north Norfolk countryside.

Now requiring refurbishment, the surprisingly spacious accommodation includes entrance porch, sitting/dining room, kitchen, rear store, ground floor shower room with a large bedroom upstairs (previously 2 bedrooms) and a cloakroom.

Outside, there is a gravelled driveway providing parking for 2 vehicles and a good sized westerly facing garden which has been attractively landscaped with Hempton Common and Wensum riverside walks right close by.



SITUATION

Hempton is on the edge of north Norfolk's largest town, Fakenham - 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.

ENTRANCE PORCH

1.06m x 0.64m (3' 6" x 2' 1")

A brick built tiled entrance porch leads from the front of the property with outside light and a partly glazed UPVC stable door. Tiled floor, coat hooks and a glazed UPVC door leading into:

SITTING/DINING ROOM

4.76m x 4.46m (15' 7" x 14' 8")

Good sized double aspect sitting/dining room with windows to the front and rear, staircase leading up to the first floor landing. Exposed brick open fireplace, understairs storage cupboard, tiled floor, exposed ceiling beams, opening to the kitchen, and doors to the shower room and rear store.

KITCHEN

3.00m x 2.10m (9' 10" x 6' 11")

A range of wall and base units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated cooker and gas hob, spaces for other white goods, tiled floor, windows to the front and to the rear store. Partly glazed UPVC door leading outside to the rear garden.

REAR STORE

2.35m x 1.60m (7' 9" x 5' 3")

Timber lean-to construction with a tiled floor and window overlooking the rear garden.



SHOWER ROOM

1.95m x 1.23m (6' 5" x 4' 0")

Shower cubicle with a chrome mixer shower, tiled floor and splashbacks, Vaillant gas-fired boiler, white towel radiator and a window to the rear with obscured glass.

FIRST FLOOR

BEDROOM

4.74m x 4.73m (15' 7" x 15' 6")

The galleried staircase leads directly into the large bedroom (which was formerly 2 bedrooms) with a Victorian cast iron fireplace with a timber surround, loft hatch and double aspect windows to the front and overlooking the rear garden. Door to:

CLOAKROOM

1.99m x 1.05m (6' 6" x 3' 5")

Vanity storage unit incorporating a wash basin with a tiled splashback, WC and a window to the rear with obscured glass.

OUTSIDE

The property is approached off Shereford Road leading directly to the entrance porch with outside light. The gardens are of a good size (measuring approximately 40m x 10m) and are south facing being to the side of the property. The gardens have been attractively landscaped with a paved terrace opening out from the kitchen where there is an old outside WC and storage shed. Steps lead up to a lawned cottage style garden with well stocked perimeter borders, pond, workshop and a further shed. Beyond, there is a gravelled parking area for up to 2 cars and an area suitable for growing fruit and vegetables etc.

DIRECTIONS

Leave Fakenham town centre on the Wells Road heading west. On reaching the roundabout after the Shell petrol station, turn left onto the A1065 Swaffham Road and continue for about a mile passing the garden centre on your left. Turn right at the staggered crossroads into Shereford Road where you will see the property a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to 2 radiators. EPC Rating Band E.

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

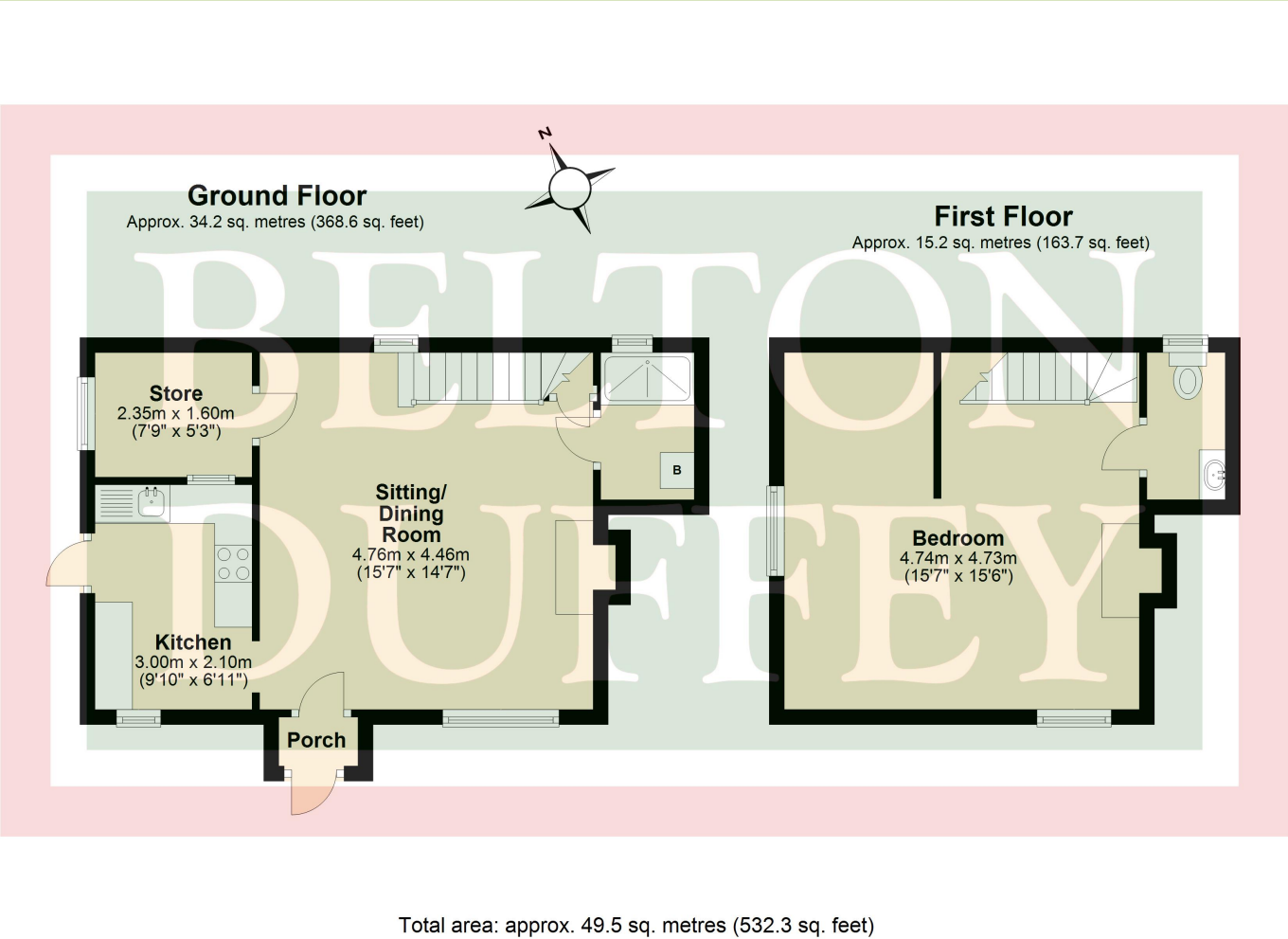
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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