



**5 Ratcliffe Road, Fakenham**  
**Guide Price £360,000**

**BELTON DUFFEY**



# 5 RATCLIFFE ROAD, FAKENHAM, NORFOLK, NR21 8AY

Beautifully presented detached 1930s 3/4 bedroom house, laid out over 3 storeys with a delightful rear garden within walking distance of the town centre.

## DESCRIPTION

5 Ratcliffe Road is a detached 1930s house situated on a private road just a few minutes walk from the centre of the market town of Fakenham. This light and airy property has beautifully presented accommodation with a porch to the front, entrance hall, cloakroom, a cosy sitting room and an open plan kitchen/dining room with glazed doors leading to a conservatory. Upstairs, the principal bedroom has an en suite shower room with 2 further bedrooms, a family bathroom and a staircase leading to a large second floor bedroom 4/hobbies room.

Further benefits include a fireplace in the sitting room housing a gas fire, gas-fired central heating and double glazed windows and doors throughout.

Outside, there is parking to the front and side of the property with a car port, detached garage and an attractively landscaped garden to the rear with a summer house.

## 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.

## ENTRANCE HALL

A partly glazed composite door with a storm porch over leads from the front of the property into the entrance hall with the staircase leading up to the first floor landing and an understairs storage cupboard. Radiator, window to the front and doors to the sitting room and dining room.

## KITCHEN AREA

3.62m x 2.7m (11' 11" x 8' 10")

A range of Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated appliances including a double oven, gas hob with a stainless steel extractor hood over, dishwasher and fridge. Oak laminate flooring, recessed ceiling lights, radiator, double aspect windows to the side and overlooking the rear garden, door to the cloakroom and a partly glazed composite door leading outside to the driveway to the side of the property. Wide archway leading into:



## **DINING AREA**

3.63m x 3.22m (11' 11" x 10' 7")

Radiator and glazed timber double doors with a glazed panel to the side leading into the conservatory.

## **CONSERVATORY**

3.6m x 2.93m (11' 10" x 9' 7")

UPVC double glazed windows on a low brick wall with windows overlooking the rear garden and French doors leading outside. Tiled floor and power points.

## **SITTING ROOM**

4.05m x 3.45m (13' 3" x 11' 4")

A stone fireplace housing a gas fire with a timber surround and built-in cupboards and display shelves to the sides, radiator and a window to the front.

## **CLOAKROOM**

1.36m x .82m (4' 6" x 2' 8")

Ideal gas-fired boiler, macerating WC, wash basin and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

L-shaped landing with a window to the side. Door opening onto a staircase leading up to the second floor bedroom 4/hobbies room and doors to the 3 bedrooms and family bathroom.

## **BEDROOM 1**

3.68m x 3.44m (12' 1" x 11' 3")

Built-in wardrobe and airing cupboard housing the hot water cylinder, radiator, dado rail, radiator, 2 windows to the front and a folding door leading into:

## **EN SUITE SHOWER ROOM**

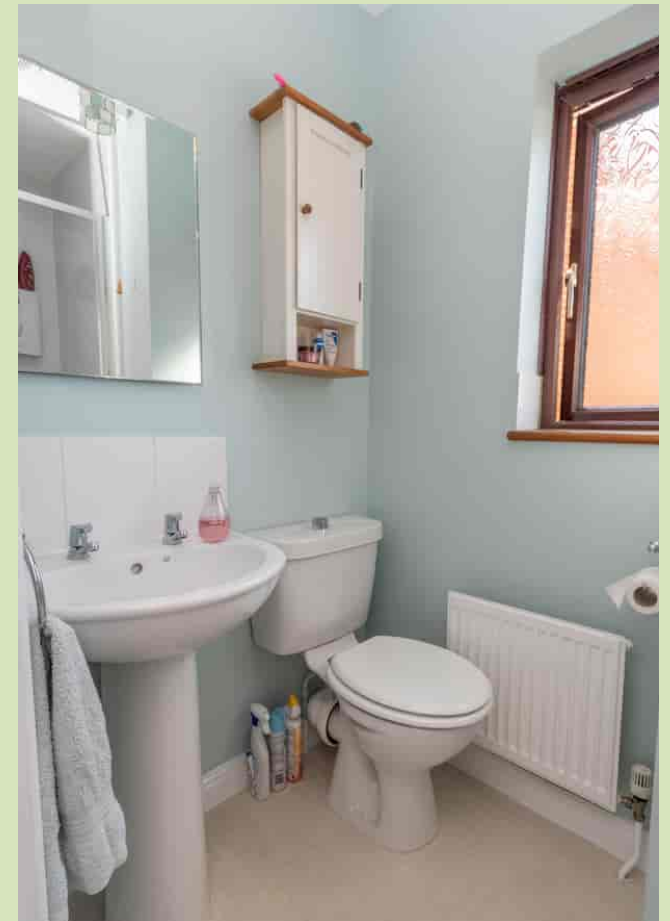
2.24m x 1.21m (7' 4" x 4' 0") at widest points.

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Radiator, extractor fan and a window to the side with obscured glass.

## **BEDROOM 2**

3.07m x 2.7m (10' 1" x 8' 10") at widest points.

Radiator and a window overlooking the rear garden.



### **BEDROOM 3**

2.87m x 1.68m (9' 5" x 5' 6")

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

### **FAMILY BATHROOM**

1.85m x 1.77m (6' 1" x 5' 10")

A white suite comprising a panelled bath with a shower mixer tap, vanity storage unit incorporating a wash basin, WC. Radiator, recessed ceiling lights and a window to the side with obscured glass.

### **SECOND FLOOR BEDROOM 4/HOBBIES ROOM**

5.74m x 3.37m (18' 10" x 11' 1")

A good sized flexible room with 2 skylight windows with far reaching rooftop views, exposed beams and access to a useful storage area.

### **OUTSIDE**

Number 5 is set back off Ratcliffe Road behind a brick edged slate chipped area with space for parking for a car and leading to a sandstone paved patio to the front entrance door with a storm porch over and outside light,

A brick weaved driveway to the side provides additional parking and leads to the garage and car port and a side door to the kitchen. A tall timber pedestrian gate opens onto the delightful rear garden which has been attractively landscaped. A sandstone paved terrace opens out from the conservatory French doors with room for a patio table and chairs, etc, with a neat lawn beyond. There are well stocked perimeter borders, raised vegetable/fruit bed, tall fenced boundaries and a timber garden shed. To the rear, steps lead up to a raised west facing patio with a summer house (with power) looking back over the gardens and a further shed. Outside tap and lighting.

### **GARAGE**

4.83m x 2.47m (15' 10" x 8' 1")

Timber double doors to the front, power and light, spaces and plumbing for a washing machine and dishwasher, windows to the side and rear.

### **DIRECTIONS**

From Belton Duffey's Fakenham office, turn right and right again onto Norwich Street. At the mini roundabout, take the third exit onto Norwich Road and, after a few yards, turn right down Ratcliffe Road where you will see number 5 a little further up on the left-hand side.

### **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 C.





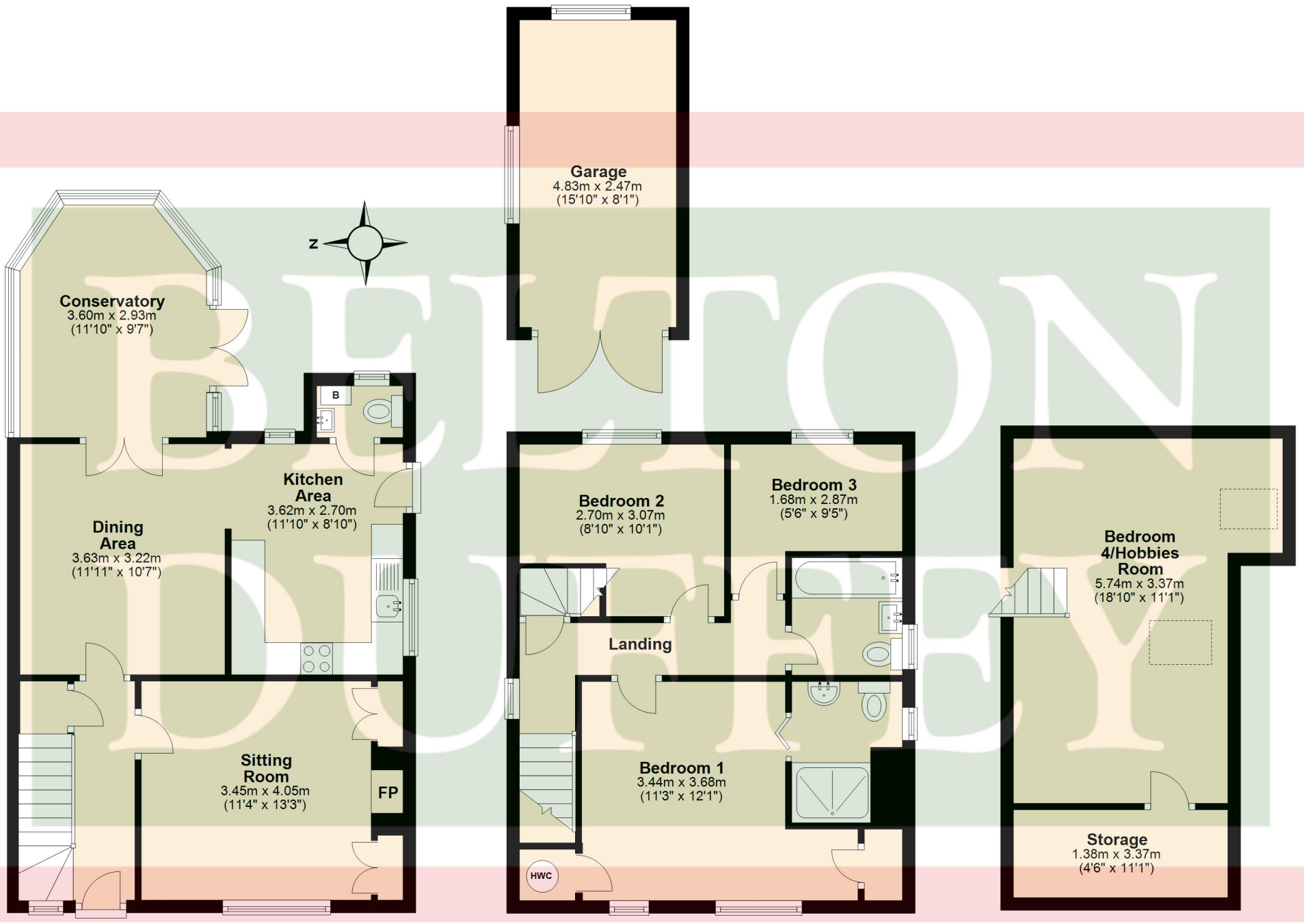
**TENURE**

This property is for sale Freehold.

**VIEWING**

Strictly by appointment with the agent.





**Ground Floor**  
Approx. 54.4 sq. metres (585.2 sq. feet)

**First Floor**  
Approx. 56.6 sq. metres (609.4 sq. feet)

**Second Floor**  
Approx. 26.1 sq. metres (280.4 sq. feet)

Total area: approx. 137.0 sq. metres (1475.0 sq. feet)



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