



54a Greenway Lane, Fakenham
Guide Price £350,000

BELTON DUFFEY



54A GREENWAY LANE, FAKENHAM, NORFOLK, NR21 8ET

A well presented modern 4 bedroom detached house with conservatory, parking, garage and south facing garden, walking distance of amenities.

DESCRIPTION

54a Greenway Lane is a modern detached family house situated in a convenient location within walking distance of local supermarkets and schools. There is well presented spacious ground floor accommodation comprising an entrance lobby leading to the entrance hall, cloakroom, kitchen/breakfast room with a separate utility, sitting/dining room and a conservatory. Upstairs, a galleried landing leads to 4 bedrooms, 1 with an en-suite shower room, and a family bathroom. The property further benefits from replacement double glazed UPVC windows and doors throughout, upgraded bathrooms, gas-fired central heating and a cast iron multi fuel stove in the sitting room.

Outside, 54a Greenway Lane is set back from the road behind a gravelled driveway providing parking and leading to the attached garage with an attractive low maintenance south facing garden to the rear.

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 LOBBY

A partly glazed UPVC door leads into the entrance lobby with vinyl flooring, radiator and a UPVC window to the side. Opening to:

ENTRANCE HALL

4.03m x 1.95m (13' 3" x 6' 5") Staircase to the first floor landing with storage space under, radiator and smoke detector.

CLOAKROOM

Wash basin with a tiled splashback, WC and ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

3.89m x 3.42m (12' 9" x 11' 3") A range of cream wall and base units with under unit lighting and laminate worktops with matching upstands incorporating a one and a half bowl stainless steel sink with chrome swan neck mixer tap, tiled splashbacks. Gas hob, double oven, integrated dishwasher and fridge. Ceramic tiled floor, radiator, recessed ceiling lights and room for a table and chairs. UPVC window to the front and a door leading into:

UTILITY ROOM

2.40m x 1.92m (7' 10" x 6' 4") Cream wall and base units with laminate worktops and matching upstands incorporating a stainless steel sink with chrome swan neck mixer tap. Space and plumbing for a washing machine, fridge freezer space, gas-fired central heating boiler. Ceramic tiled floor, radiator, UPVC window to the side and a partly glazed stable door leading out to the side of the property.



SITTING/DINING ROOM

6.00m x 3.65m (19' 8" x 12' 0") Fireplace housing a cast iron multi fuel stove on a pamment tiled hearth, radiator, TV point and a UPVC window to the side. UPVC French doors leading into:

CONSERVATORY

4.72m x 2.95m (15' 6" x 9' 8") UPVC double glazed windows on a low brick wall with a tiled roof, UPVC clad sloping ceiling, column radiator, ceramic tiled floor, exposed brick wall and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Shelved airing cupboard housing the hot water cylinder, loft hatch, smoke detector and a UPVC window to the side.

BEDROOM 1

3.95m x 3.43m (13' 0" x 11' 3") Double wardrobe cupboard, radiator, TV point, UPVC window to the front and a door leading into:

EN SUITE SHOWER ROOM

Corner shower cubicle, vanity drawer unit incorporating a wash basin with black mixer tap, WC. Ceramic floor tiles and tiled walls, black towel radiator, recessed ceiling lights and a UPVC window to the side.

BEDROOM 2

3.94m x 3.65m (12' 11" x 12' 0") Radiator and a UPVC window overlooking the rear garden.

BEDROOM 3

2.62m x 2.44m (8' 7" x 8' 0") Radiator and a UPVC window overlooking the rear garden.

BEDROOM 4

3.02m x 1.95m (9' 11" x 6' 5") Radiator and a UPVC window to the front.

BATHROOM

A shaped bath with shower over and glass shower screen, vanity cupboard incorporating a wash basin, WC. Ceramic floor tiles and tiled walls, black towel radiator and recessed ceiling lights.

OUTSIDE

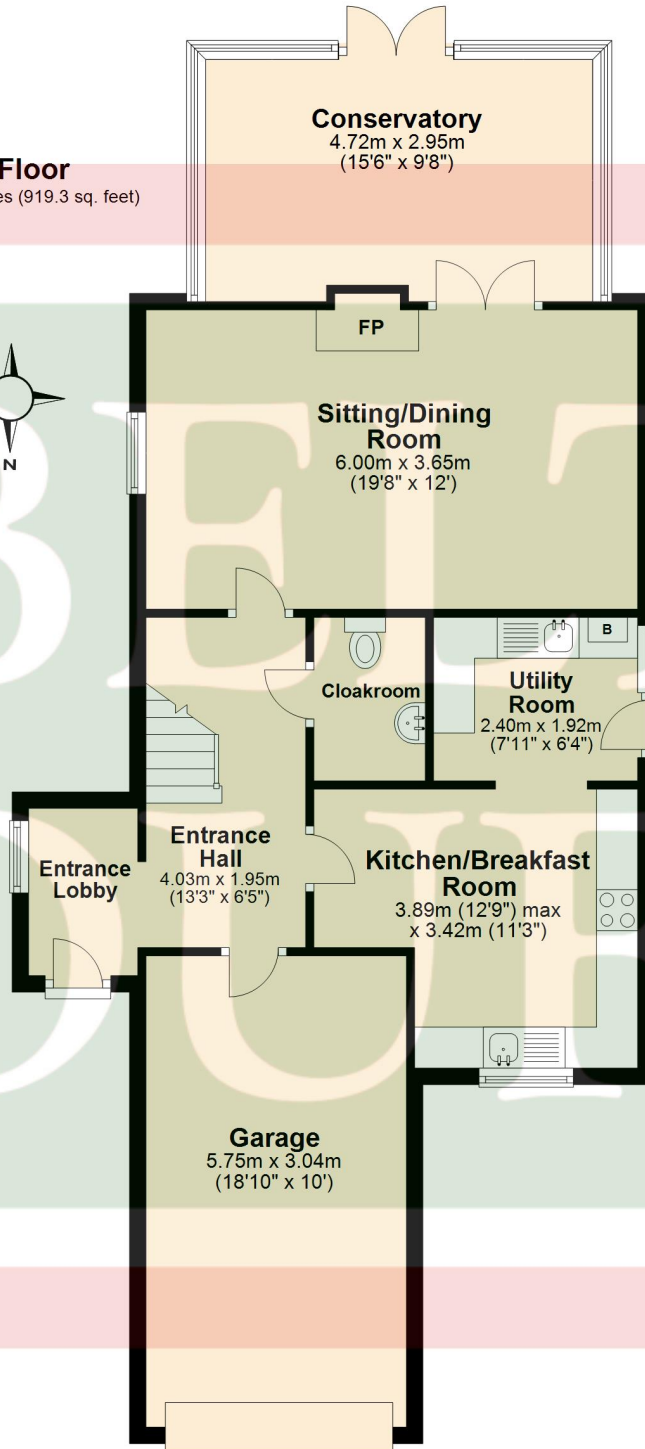
Number 54a is set back from Greenway Lane behind a gravelled driveway providing parking for 3-4 cars and leading to the garage and car port. Fenced boundaries to the sides with a paved pathway leading to the front door with security light. Outside tap, refuse bin storage shed. A gate leads to the south facing rear garden which comprises a lawn with perimeter borders and fenced boundaries. Small paved barbecue area and a further paved area to the front of the conservatory. To the side of the property, a partly glazed door leads to a timber workshop with power and light, garden shed (included in sale).

GARAGE

5.75m x 3.04m (18' 10" x 10' 0") Electric roller shutter door, power and light and a door leading into the entrance hall.

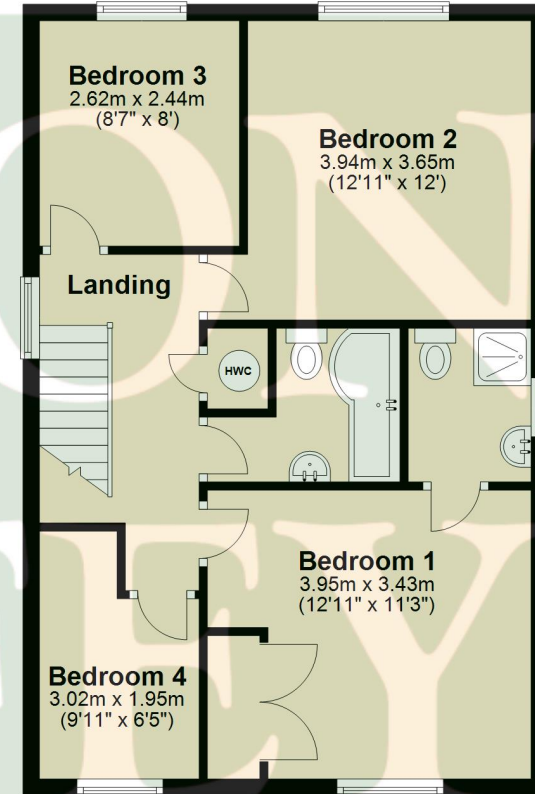
Ground Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 141.0 sq. metres (1517.3 sq. feet)

DIRECTIONS

Leave Fakenham town centre heading east on Holt Road and turn left at the end onto Greenway Lane. Continue for approximately quarter of a mile, passing Langham Glass on the left, where you will see number 54a on the left-hand side.

OTHER INFORMATION

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

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

