



Clarence House, Hempton
Guide Price £499,950

BELTON DUFFEY



CLARENCE HOUSE, 23 SHEREFORD ROAD, HEMPTON, NORFOLK, NR21 7LJ

A detached extended 4 bedroom, 4 reception Edwardian family house with period features, large south facing garden and countryside views.

DESCRIPTION

Clarence House is a handsome detached Edwardian house situated in an elevated position overlooking countryside on the edge of the popular rural village of Hempton, conveniently located on the outskirts of the north Norfolk market town of Fakenham. The property retains many fine period features including majority sash windows, tiled floors and exposed floorboards, picture rails, original fireplaces and painted internal doors.

The property has spacious family sized ground floor accommodation accessed via an impressive entrance hall with a geometric tiled floor and doors to the sitting room, dining room, garden room and a snug/study. A more recent extension to the side of the property provides a kitchen/breakfast room with a separate utility room and cloakroom and a good sized en suite principal bedroom with its own access door from the front of the property. Upstairs, the spacious double aspect galleried landing leads to 3 further bedrooms and a well appointed family bathroom with a roll top bath. The rooms to the front of the house have fine far reaching views over countryside to the north.

Outside, Clarence House has driveway parking to the front and an attached garage with a good sized south facing private garden to the rear with separate vehicular access for a caravan or boat etc.

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.

PORCH

A partly glazed composite door leads from the driveway to the front of the property into the porch with quarry tiled floor, sash window to the front and space for coat hooks and shoe storage etc. Partly glazed period panelled door leading into:

ENTRANCE HALL

5.14m x 1.87m (16' 10 x 6' 2)

Period geometric quarry tiled floor, staircase to the galleried first floor landing with a storage cupboard under. Radiator, picture rail and doors to the reception rooms.



KITCHEN/BREAKFAST ROOM

6.53m x 2.37m (21' 5 x 7' 9)

Range of cream Shaker style base and wall units with woodblock worktops incorporating a white ceramic one and a half bowl sink with a chrome swan neck mixer tap. Breakfast bar with space under for stools, tiled splashbacks. Space for a range style cooker with gas connection and a stainless steel extractor hood over, integrated dishwasher and space for a freestanding fridge freezer. Recessed ceiling lights, loft hatch, radiator and ceramic floor tiles. Sash windows to the rear and side and a partly glazed timber stable door leading outside to the rear garden.

DINING ROOM

3.81m x 3.38m (12' 6 x 11' 1)

Period ornate cast iron fireplace with tiled inserts and slate hearth, exposed pine floorboards, radiator and picture rail. French doors leading outside onto a patio area and the rear garden beyond.

GARDEN ROOM

2.48m x 5.52m (8' 1 x 18' 1)

Lean-to glazed timber construction on a low brick wall with a polycarbonate roof. Ceramic tiled floor, radiator and a partly glazed timber door leading outside to the rear garden.

SNUG/STUDY

2.44m x 3.37m (8' x 11' 1)

Flexible room with a quarry tiled floor, hot water cylinder, glass block window to the dining room and a window to the front of the property with countryside views.

SITTING ROOM

5.14m x 3.65m (16' 11 x 12')

A good sized sitting room with a cast iron fireplace with marble surround and slate hearth, exposed pine floorboards, picture rail and 2 radiators. French doors to the garden room and a sash window to the front with countryside views.

UTILITY ROOM

Accessed off the kitchen/breakfast room with a storage cupboard with louvre doors housing the gas-fired boiler, space for a washing machine. Ceramic floor tiles and doors to the cloakroom and the ground floor bedroom suite.

CLOAKROOM

Wash basin with a tiled splashback, WC, ceramic floor tiles, chrome towel radiator, recessed ceiling light, loft hatch.



GROUND FLOOR BEDROOM 1

4.91m x 3.17m (16' 1" x 10' 5")

A good sized principal bedroom suite with a radiator, panelled walls, double aspect sash windows to the side and to the front with countryside views. Hardwood door leading outside to the driveway to the front of the property and a door leading into:

EN SUITE BATHROOM

2.25m x 1.70m (7' 5" x 5' 7")

A white suite comprising a panelled bath with a shower mixer tap and shower curtain over, pedestal wash basin and WC. Tiled splashbacks, white towel radiator, extractor fan and a sash window to the side with obscured glass.

FIRST FLOOR LANDING

5.13m x 1.85m (16' 10" x 6' 1")

Spacious galleried first floor landing with double aspect sash windows overlooking the rear garden and to the front with fine far reaching countryside views. Radiator, loft hatch, picture rail and doors to the 3 upstairs bedrooms and the family bathroom.

BEDROOM 2

3.80m x 3.38m (12' 6" x 11' 1")

Period ornate cast iron fireplace with decorative tiled hearth, picture rail, radiator and a sash window overlooking the rear garden.

BEDROOM 3

3.64m x 2.99m (11' 11" x 9' 10")

Period ornate cast iron fireplace with decorative tiled hearth, picture rail, radiator and a sash window overlooking the rear garden.

BEDROOM 4

3.64m x 2.02m (11' 11" x 6' 8")

Picture rail, radiator and a sash window to the front with fine far reaching countryside views.

BATHROOM

3.38m x 2.45m (11' 1" x 8' 0")

A traditional white suite comprising a freestanding roll top bath on claw feet with a chrome shower mixer tap, pedestal wash basin and WC. Exposed pine floorboards, picture rail, 2 chrome towel radiators and a shelved airing cupboard. Sash window to the front.



OUTSIDE

Clarence House stands in an elevated position with fine views over countryside to the front and set back behind a broad gravelled driveway providing parking for up to 3 cars and leading to the attached garage. There are perimeter borders, outside lighting with a decorative period lamp post, access to the front porch.

A gravelled walkway to the side provides space for bin storage and a tall pedestrian gate leading to the south facing rear garden. The garden is a good size with an extensive paved seating area, storm porch to the kitchen/breakfast room door and a timber garden shed. Steps lead up to a raised lawn with summer house, mature perimeter borders, hedged and fenced to the boundaries. There is access to the side road via double timber gates with a gravelled base, ideal for caravan or boat storage etc.

GARAGE

4.66m x 3.07m (15' 4 x 10' 1)

Electric roller shutter door to the front, power and light, window and door to the rear garden.

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 and you will see Clarence House, number 23, approximately 250 yards 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 E.

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

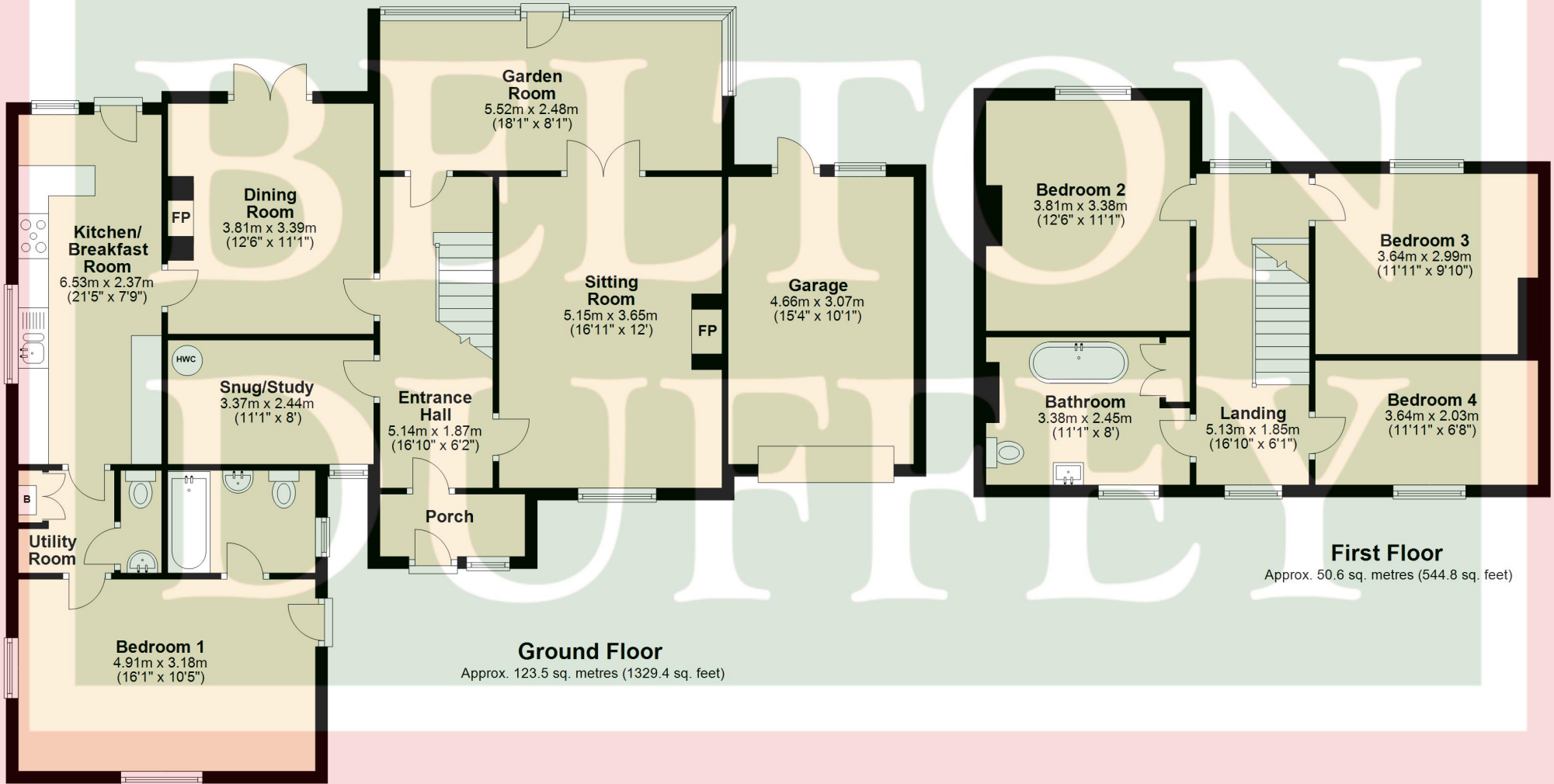
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 174.1 sq. metres (1874.1 sq. feet)



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