



**61 Rudham Stile Lane, Fakenham**  
**Guide Price £400,000**

**BELTON DUFFEY**



## **61 RUDHAM STILE LANE, FAKENHAM, NORFOLK, NR21 8JW**

Spacious detached chalet house with flexible 4 bedroom accommodation, conservatory, extensive driveway parking, garage and good sized south facing gardens.

### **DESCRIPTION**

61 Rudham Stile Lane is a spacious detached chalet house situated on a popular road on the outskirts of the market town of Fakenham. There is immaculately presented flexible ground floor accommodation comprising a spacious entrance hall, kitchen/breakfast room, a large sitting/dining room with a conservatory off, 2 bedrooms and a shower room. Upstairs, the landing has 2 useful storage cupboard and doors to 2 further bedrooms and a cloakroom.

Further benefits include UPVC double glazed windows and doors, gas-fired central heating and an open fireplace in the sitting room.

Outside, the property is set well back from the road behind an extensive drive in drive out driveway with a car port and garage and good sized south westerly facing gardens which wrap around the property to 2 sides.

### **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**

5.28m x 3.9m (17' 4" x 12' 10")

A partly glazed UPVC door with a glazed panel to the side leads from the front of the property into the spacious entrance hall with staircase leading up to the first floor landing. Airing cupboard and doors to the kitchen/breakfast room, bedrooms 1 and 2 and the shower room.



## **KITCHEN/BREAKFAST ROOM**

5.17m x 2.98m (17' 0" x 9' 9")

A range of pine base and wall units with laminate worktops incorporating a stainless steel sink unit with a mixer tap over and a filtered water tap. Integrated appliances including a double oven, ceramic hob with an extractor hood over, fridge and freezer, spaces and plumbing for a washing machine and dishwasher.

TV point, radiator and triple aspect windows overlooking the rear garden and conservatory. Partly glazed UPVC door leading outside and an archway leading to:

## **SITTING/DINING ROOM**

7.63m x 3.64m (25' 0" x 11' 11")

A good sized bright and airy room with windows to the front and side and glazed sliding patio doors to the conservatory. Stone open fireplace with a TV shelf to the side, 2 radiators.

## **CONSERVATORY**

4.66m x 3.33m (15' 3" x 10' 11")

UPVC double glazed construction with a radiator, ceiling fan light, windows overlooking the garden and French doors leading outside.

## **BEDROOM 1**

4.27m x 3.48m (14' 0" x 11' 5")

Extensive range of fitted bedroom furniture including wardrobes, cupboards, bedside cabinets and a dressing table. Radiator, window with bench seat under to the side and a window to the front.

## **BEDROOM 2**

3.48m x 3.23m (11' 5" x 10' 7")

Extensive range of fitted bedroom furniture including wardrobes, cupboards, bedside cabinets and a dressing table. Radiator and window overlooking the rear garden.

## **SHOWER ROOM**

2.24m x 2m (7' 4" x 6' 7")

A wet room style shower area with a chrome mixer shower and shower curtain, vanity storage unit incorporating a wash basin and concealed cistern WC. Wall cupboard, chrome towel radiator, electric fan heater, extractor fan and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

2 built-in storage cupboard, and doors to the 2 upstairs bedrooms and a cloakroom.



### **BEDROOM 3**

4.14m x 3.38m (13' 7" x 11' 1")

Built-in storage cupboards, radiator, access to eaves storage and a Velux window to the rear.

### **BEDROOM 4**

3.92m x 3.38m (12' 10" x 11' 1")

Built-in storage cupboards, radiator, access to eaves storage and a Velux window to the rear.

### **CLOAKROOM**

1.6m x 0.85m (5' 3" x 2' 9")

Corner wash basin, WC and a Velux window to the rear.

### **OUTSIDE**

61 Rudham Stile Lane is set back from the road behind a mature hedged boundary with a deep plant bed and is accessed over an extensive gravelled drive in drive out driveway providing plenty of parking. The driveway leads to a carport to the side of the property and the garage beyond.

The delightful south westerly facing garden wraps around the property to the side and rear and comprises a good sized lawn, extensive paved terrace opening out from the conservatory with fenced boundaries and well stocked perimeter borders. Workshop (4.74 x 2.89) with power and light, timber shed and a greenhouse.

To the side of the property, there is a further garden area screened by trellis fencing and hedge, ideal for growing fruit and vegetables.

### **GARAGE**

6.3m x 3.08m (20' 8" x 10' 1")

Electric up and over door to the front, power and light, gas-fired boiler, window to the rear and a pedestrian door to the rear garden.

### **DIRECTIONS**

Leave Fakenham town centre heading north on Queens Road and go straight over at the traffic lights onto Claypit Lane. Turn right where the road joins Rudham Stile Lane where you will see number 61 further up on the right-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, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.





**TENURE**

This property is for sale Freehold.

**VIEWING**

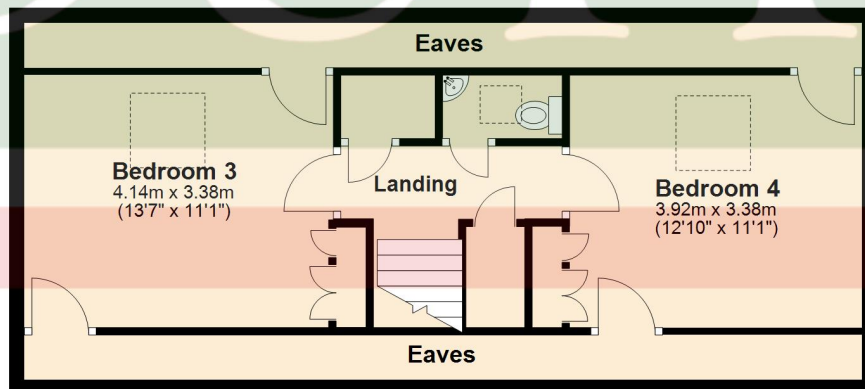
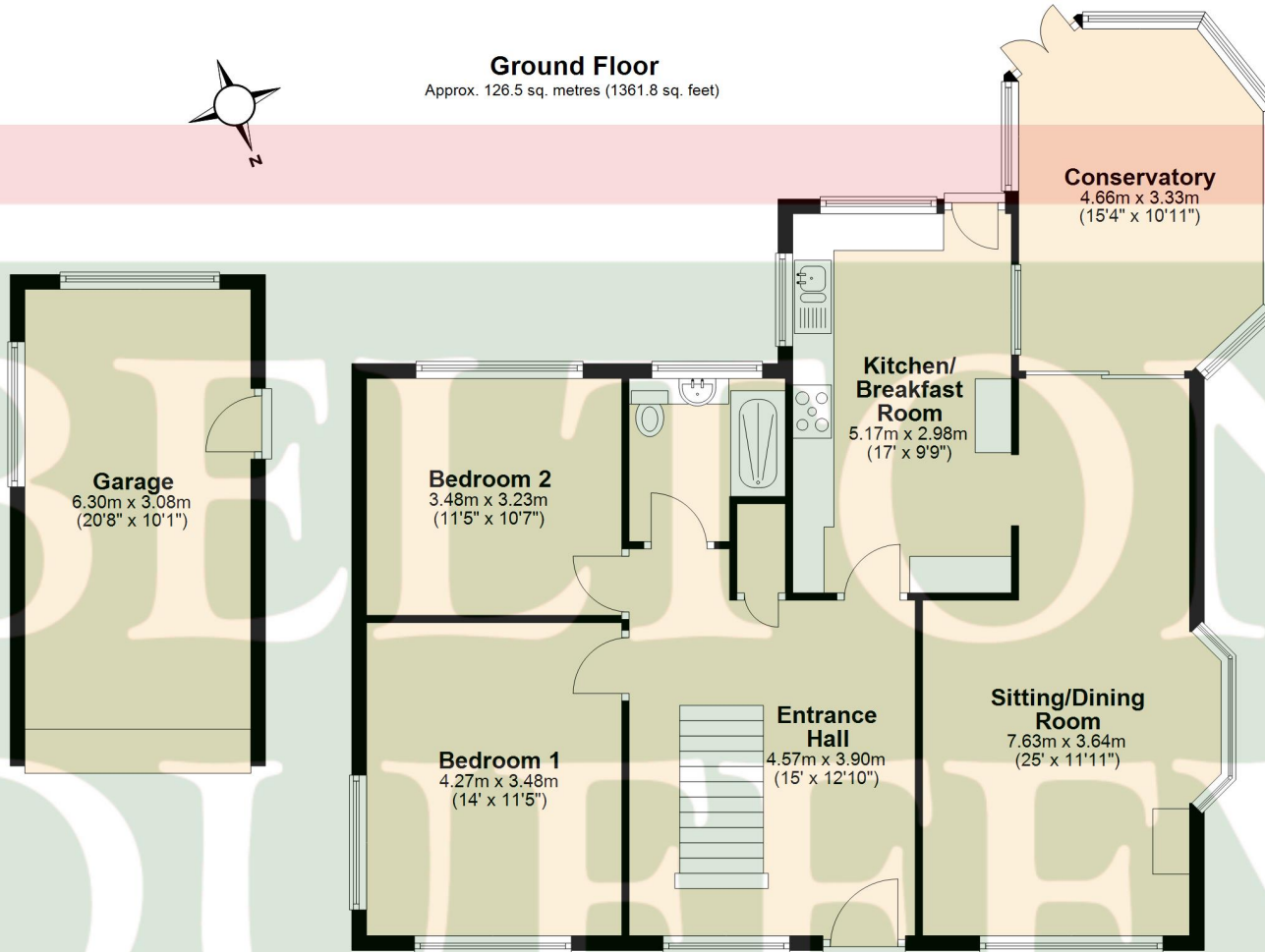
Strictly by appointment with the agent.





### Ground Floor

Approx. 126.5 sq. metres (1361.8 sq. feet)



### First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)

Total area: approx. 180.2 sq. metres (1939.1 sq. feet)



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