



**Gladstone House, Fakenham**  
**Guide Price £385,000**

**BELTON DUFFEY**





## **GLADSTONE HOUSE, 2 GLADSTONE ROAD, FAKENHAM, NORFOLK,NR21 9BZ**

A spacious semi-detached period house with flexible 4 bedroom, 2 bathroom accommodation, parking and gardens in one of Fakenham's most desirable addresses.

### **DESCRIPTION**

Gladstone House is a semi-detached period house situated on one of Fakenham's most desirable private roads within walking distance of the town centre. The property has spacious versatile ground floor accommodation comprising kitchen/breakfast room with separate utility, cloakroom, conservatory, large sitting/dining room with a further family room which could also provide a formal dining room, snug or study. Upstairs, the galleried landing leads to a principal bedroom with en-suite shower room, 3 further bedrooms and a family shower room.

Outside, there is a courtyard garden to the front, attractive side garden accessed from the conservatory and a low maintenance rear garden with a timber summer house and the original Victorian potting shed. A shared driveway to the side leads to the property's own parking area.

### **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**

A glazed UPVC door with security lighting leads from the rear of the property into:

### **CONSERVATORY**

4.79m x 2.92m (15' 9" x 9' 7")

UPVC construction with double glazed windows on all sides and vaulted pitched and ridged glass roof, glazed doors to the front and to the rear leading to the side garden. Electric thermostatic radiator, wall light points, vinyl flooring and shiplap timber boarding to one wall. Partly glazed composite door leading into:







## **UTILITY/BOOT ROOM**

3.43m x 1.47m (11' 3" x 4' 10")

Base unit with laminate worktop incorporating a stainless steel sink with pillar taps, spaces and plumbing for a washing machine and tumble dryer, space for a freestanding fridge freezer. Gas-fired central heating boiler, radiator, coat hooks, recessed ceiling lights and ceramic tiled flooring. UPVC window to the rear, door to kitchen/breakfast room and a door leading into:

## **CLOAKROOM**

1.54m x 0.77m (5' 1" x 2' 6")

Wall mounted wash basin with a tiled splashback, WC, radiator, ceramic tiled flooring, recessed ceiling light. Window to the side.

## **KITCHEN/BREAKFAST ROOM**

4.27m x 3.85m (14' x 12' 8")

A range of gloss cream base and wall units with good quality worktops incorporating a stainless steel one and a half bowl sink with chrome swan neck mixer tap, tiled splashbacks. Belling range cooker with 5 gas burners and a stainless steel extractor hood over, space and plumbing for a dishwasher and freestanding fridge freezer. Ceramic tiled floor, recessed ceiling lights, radiator and room for a small breakfast table and chairs. 2 UPVC windows to the conservatory and UPVC window overlooking the side garden. Door leading into:

## **DINING ROOM**

4.43m x 3.78m (14' 6" x 12' 5")

Double aspect windows to the side and rear, understairs storage cupboard, radiator and a door to the inner lobby. Open plan to:

## **SITTING ROOM**

8.94m x 4.65m (29' 4" x 15' 3")

2 sash windows to the front, fireplace housing a cast iron multi fuel stove on a stone hearth with timber mantle, radiator.

## **INNER LOBBY**

Staircase leading up to the first floor landing and a door to:

## **FAMILY ROOM**

4.42m x 3.86m (14' 6" x 12' 8")

Partly glazed composite door leading outside to the railed courtyard to the front of the property, UPVC window to the rear. Fireplace housing a cast iron multi fuel stove on a stone hearth, radiator.







## **FIRST FLOOR LANDING**

4.83m x 1.88m (15' 10" x 6' 2")

Galleried first floor landing with loft hatch, radiator, skylight window and recessed ceiling lights. Doors to the 4 bedrooms and family shower room.

## **BEDROOM 1**

4.95m x 4.16m (16' 3" x 13' 8")

2 radiators, UPVC sash window to the front and door leading into:

## **EN SUITE SHOWER ROOM**

2.98m x 0.87m (9' 9" x 2' 10")

Shower cubicle with a chrome mixer shower, wash basin with tiled splashback, WC, vinyl flooring, chrome ladder style radiator, recessed ceiling lights, extractor fan and UPVC window to the side.

## **BEDROOM 2**

3.86m x 2.83m (12' 8" x 9' 3")

Radiator, electric meter cupboard and UPVC sash window to the front.

## **BEDROOM 3**

3.86m x 1.83m (12' 8" x 6')

Radiator and UPVC window overlooking the rear garden.

## **BEDROOM 4**

2.97m x 1.93m (9' 9" x 6' 4")

Radiator and UPVC window to the side.

## **FAMILY SHOWER ROOM**

2.97m x 1.70m (9' 9" x 5' 7")

Large shower cubicle with a chrome mixer shower, pedestal wash basin with tiled splashback and mirror with lighting and shaver socket over, WC. Vinyl flooring, chrome ladder style radiator, recessed ceiling lights, extractor fan and UPVC window to the side.





## **OUTSIDE**

Gladstone House is approached over a shared gravel driveway to the side which leads to its own parking area for 2 vehicles and pedestrian gate opening to the rear garden. The rear garden which is fully fenced comprising a brick weaved walkway and seating area, paved terraces, artificial lawn, timber summer house, outside tap and lighting.

Gladstone House also benefits from a gravelled parking area to the front of the property on Gladstone Road. The property is set back from the road behind a low wall with pedestrian gate and further gates opening onto a south facing courtyard garden outside the family room and a garden to the side. The side garden comprises an artificial lawn and gravelled borders with access to the conservatory.

## **VICTORIAN POTTING SHED**

4.30m x 3.20m (14' 1" x 10' 6")

Useful original Victorian potting shed with tiled roof, power and light.

## **DIRECTIONS**

Leave Fakenham town centre heading north on Queens Road and after a short distance turn left onto Gladstone Road. You will see Gladstone House (number 2) halfway down on the right-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators, fireplaces in the sitting room and family room housing multi fuel stoves. EPC Rating Band C.

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

## **TENURE**

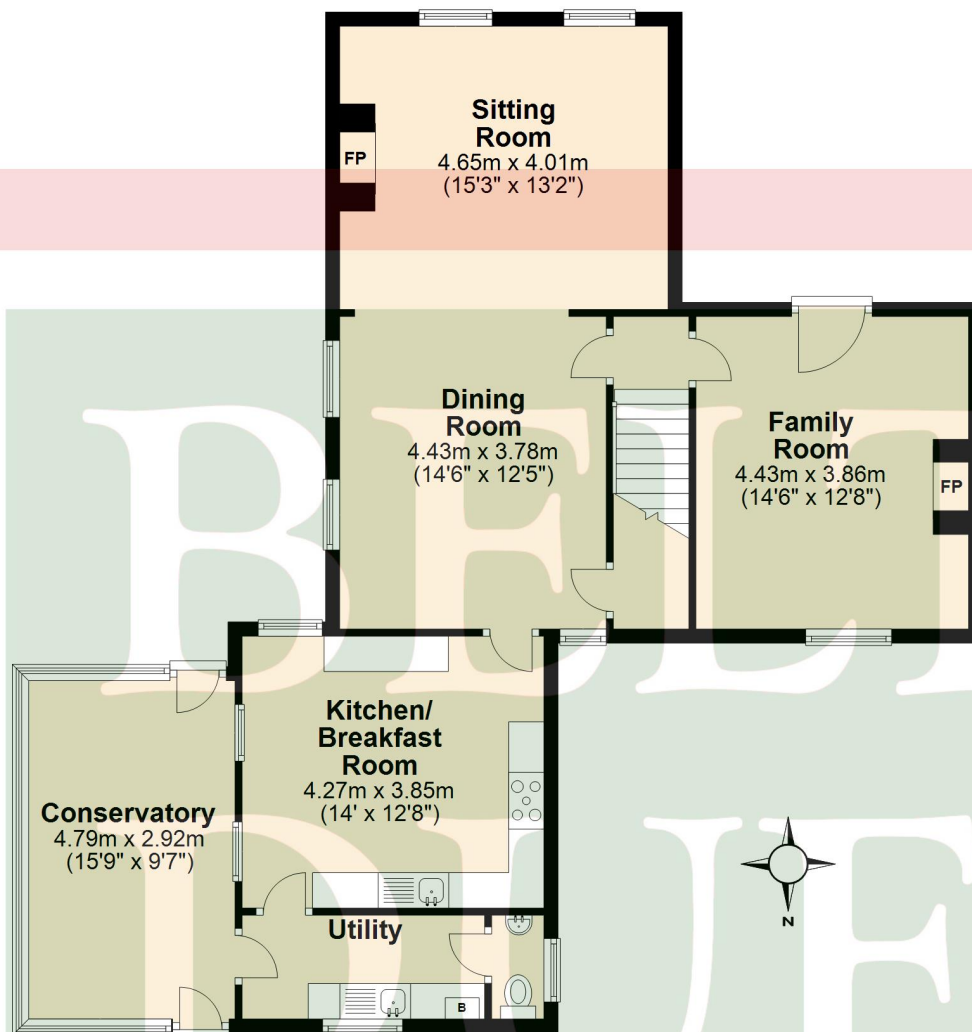
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

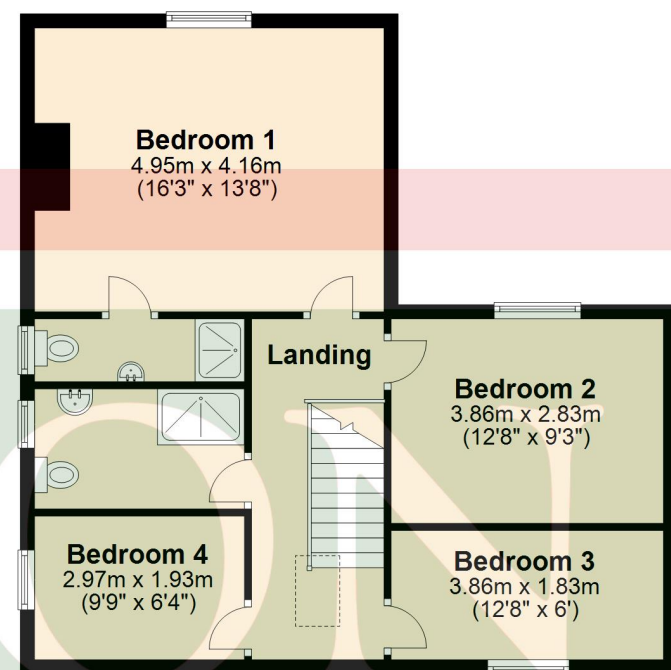
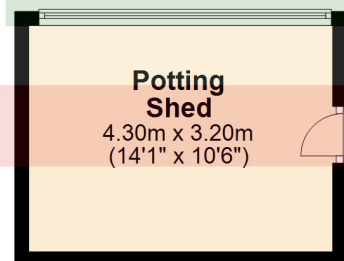






### Ground Floor

Approx. 111.2 sq. metres (1196.5 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.5 sq. feet)

Total area: approx. 174.7 sq. metres (1879.9 sq. feet)





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