



85 Rudham Stile Lane, Fakenham
Offers in Excess of £350,000

BELTON DUFFEY



85 RUDHAM STILE LANE, FAKENHAM, NORFOLK, NR21 8JW

An immaculately presented 3 bedroom detached chalet house with 3 reception rooms, conservatory, garage and south facing garden.

DESCRIPTION

85 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 ground floor living accommodation with a 24' sitting/dining room, kitchen, snug, study and conservatory. The porch to the front also leads to a spacious reception hall with a cloakroom and a galleried landing upstairs with doors to the 3 bedrooms and bathroom. Further benefits include gas-fired central heating and a fireplace in the sitting room housing an electric flame effect fire.

Outside, the property stands well back from the road behind an lawned front garden with an extensive gravelled driveway to the side, a detached garage/store and an attractive south facing lawned 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.

PORCH

3.04m x 0.66m (10' 0" x 2' 2")

A partly glazed UPVC entrance door with obscured glass and glazed panels to the side leads from the front of the property into the porch with a tiled floor and space for coats and shoes etc. Glazed timber door with obscured glass and glazed panels to the side leading into:

RECEPTION HALL

3.60m x 3.20m (11' 10" x 10' 6") at widest points.

Staircase leading up to the first floor landing with a window on the half landing and an understairs storage cupboard. Radiator and doors to the cloakroom, sitting room and snug.

CLOAKROOM

1.70m x 0.98m (5' 7" x 3' 3")

Wall mounted wash basin with a tiled splashback, WC, Vaillant gas-fired boiler and an obscured glass window to the porch.



SITTING/DINING ROOM

7.60m x 4.26m (24' 11" x 14' 0")

A good sized double aspect sitting/dining room with a stone fireplace housing an electric flame effect fire, 2 radiators. Wall lights, windows to the front and side and a door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.53m x 2.45m (18' 2" x 8' 0")

A range of base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with a mixer tap and filtered water tap, tiled splashbacks. Breakfast bar with space under for stools, cooker space with a stainless steel and glass extractor hood over, integrated fridge, freezer, washing machine and slimline dishwasher.

Radiator, tiled floor, ceiling spotlights, double aspect windows to the side and overlooking the rear garden and a partly glazed timber door with obscured glass to the side porch.

SIDE PORCH

1.27m x 1.17m (4' 2" x 3' 10")

Double glazed UPVC construction with obscured glass, glazed door leading outside to the driveway to the side of the property, coat hooks and intruder alarm control panel.

SNUG

3.20m x 3.19m (10' 6" x 10' 6")

Radiator, high level window to the side and a wide archway leading to:

STUDY

3.00m x 2.45m (9' 10" x 8' 0")

Glazed aluminium patio doors leading into the conservatory.

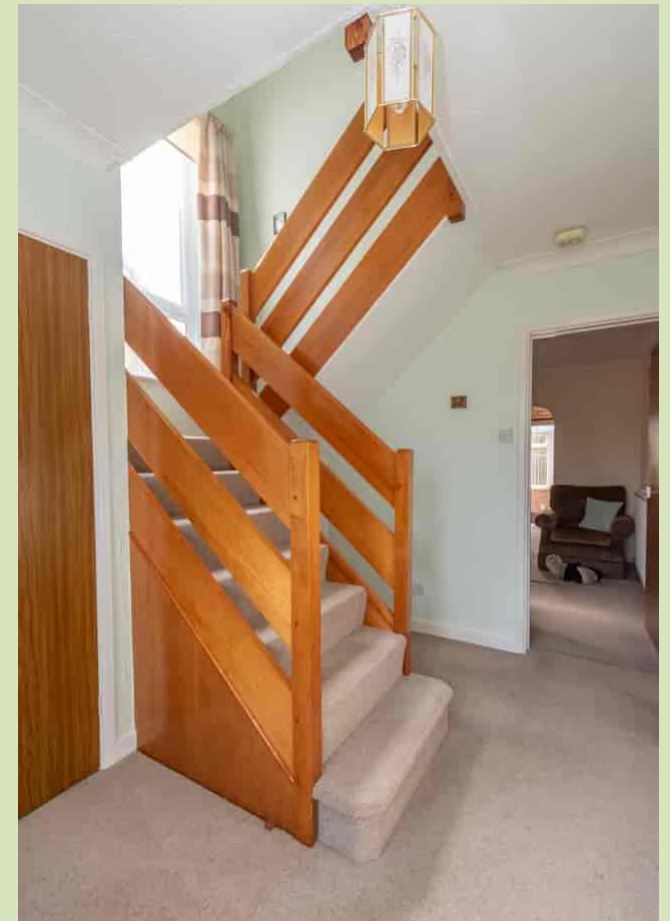
CONSERVATORY

3.76m x 2.52m (12' 4" x 8' 3")

Double glazed UPVC construction on a low brick wall with a polycarbonate roof, tiled floor, wall lights, radiator and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Galleried first floor landing with loft hatch and doors to the 3 bedrooms and bathroom.



BEDROOM 1

4.24m x 3.88m (13' 11" x 12' 9") at widest points.

Radiator and a wide dormer window to the front of the property.

BEDROOM 2

3.72m x 3.11m (12' 2" x 10' 2")

Built-in double wardrobe cupboard, radiator and a wide dormer window overlooking the rear garden.

BEDROOM 3

3.22m x 3.19m (10' 7" x 10' 6") at widest points.

Built-in double wardrobe cupboard, radiator and a wide dormer window overlooking the rear garden.

BATHROOM

2.48m x 1.83m (8' 2" x 6' 0")

A white suite comprising a panelled bath with an electric shower and glass shower screen over, pedestal wash basin and WC. White towel radiator, tiled splashbacks, shelved airing cupboard housing the hot water cylinder. Dormer window to the front of the property with obscured glass.

OUTSIDE

85 Rudham Stile Lane is set back from the road behind a low walled boundary with a metal pedestrian gate opening onto a central pathway to the front entrance door with a lawned garden to the sides. Well stocked perimeter borders and a tall pedestrian gate to the east leading to the rear garden. To the side of the property, there is an extensive gravelled driveway providing parking for several cars and leading to the detached garage (with lean-to storage to the side) and access to the side entrance porch.

The attractive rear garden is south facing and comprises a paved terrace opening out from the conservatory with a lawn beyond. Tall fenced boundaries and gravelled beds, outside tap and lighting and doors to the garage and store.

GARAGE

6.34m x 2.86m (20' 10" x 9' 5")

Electric remote control roller shutter door to the front, power and light, window and partly glazed UPVC door to the rear garden.

STORE

2.85m x 2.49m (9' 4" x 8' 2")

Power and light, window and partly glazed UPVC 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 85 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.

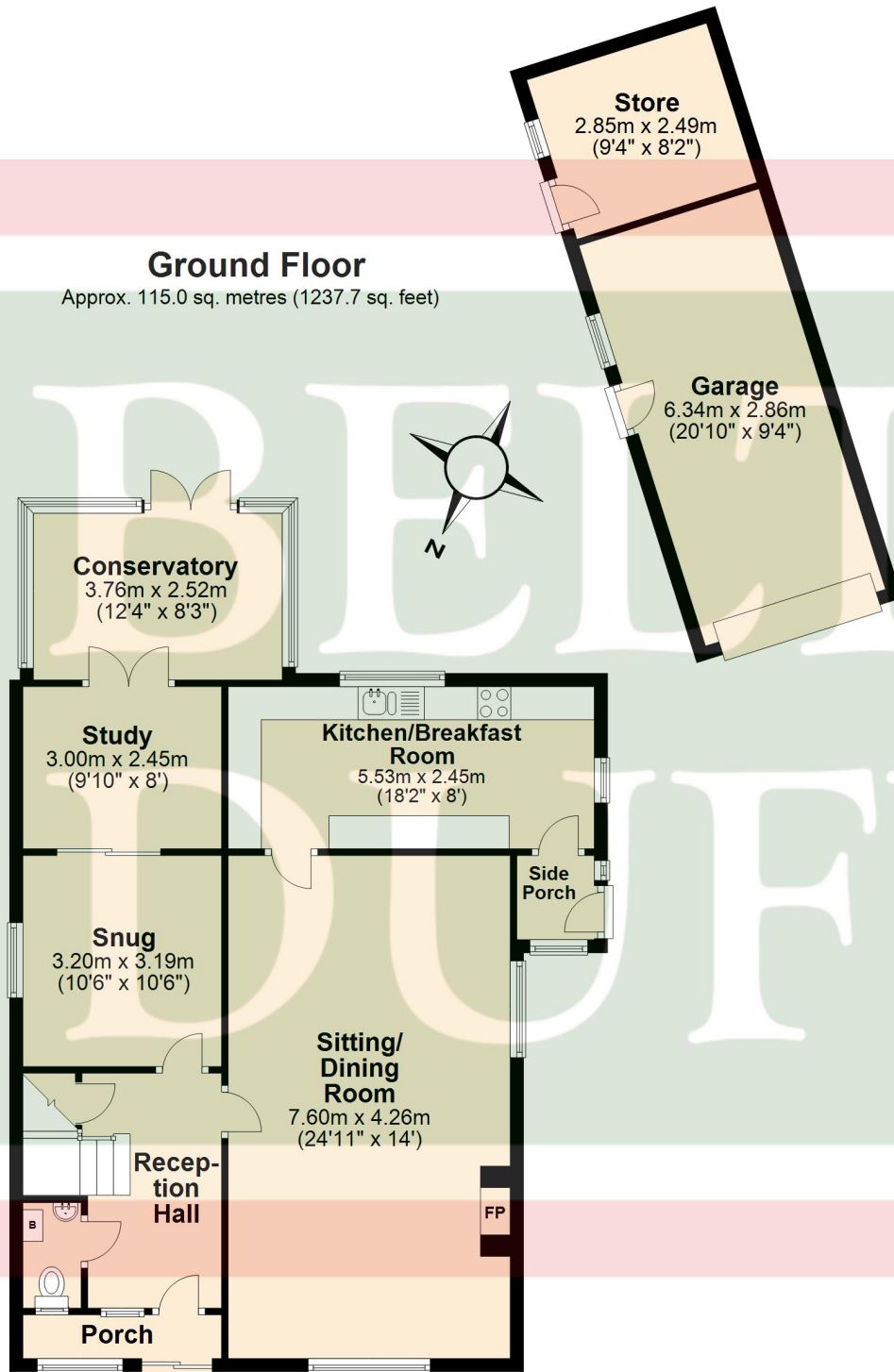
VIEWING

Strictly by appointment with the agent.



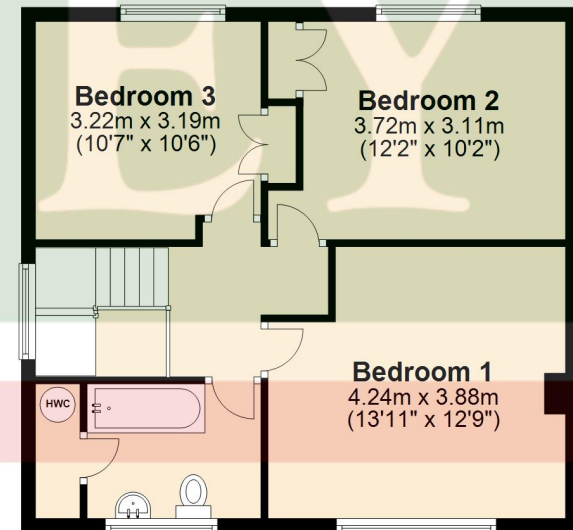
Ground Floor

Approx. 115.0 sq. metres (1237.7 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 167.0 sq. metres (1797.6 sq. feet)



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