



40 Brick Kiln Road, Fakenham
Guide Price £375,000

BELTON DUFFEY



40 BRICK KILN ROAD, FAKENHAM, NORFOLK, NR21 8QB

A well presented detached 4 bedroom, 2 bathroom house with attractively landscaped gardens, driveway parking and garage.

DESCRIPTION

Built in 2020 to a high specification, 40 Brick Kiln Road is a traditionally styled detached house situated on the edge of the popular Wensum Grange development on the northern outskirts of the market town of Fakenham. There is well presented light and airy accommodation including, to the ground floor, entrance hall, cloakroom, spacious kitchen/breakfast room with a separate utility, dining room/study and sitting room. Upstairs, the landing leads to an en suite principal bedroom, 3 further bedrooms and a family bathroom.

The property also has the benefit of double glazed windows and doors throughout, gas-fired central heating and the remainder of its NHBC warranty.

Outside, 40 Brick Kiln Road has an attractively landscaped garden to the rear with driveway parking for 2 cars and a garage.

Note: A yearly payment of £166.50 is due for maintenance and upkeep of communal areas.

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

4.48m x 2.02m (14' 8" x 6' 8")

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage cupboard, radiator, Amtico flooring and doors to the principal ground floor rooms.



CLOAKROOM

1.73m x 0.94m (5' 8" x 3' 1")

Wall mounted wash basin, WC with a concealed cistern, radiator, Amtico flooring, extractor fan.

KITCHEN/BREAKFAST ROOM

4.86m x 2.90m (15' 11" x 9' 6")

A spacious kitchen/breakfast room with Amtico flooring. Comprising:

KITCHEN AREA

An extensive range of contemporary gloss base and wall units with laminate worktops and upstands incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances including a double oven, 5 ring gas hob with stainless steel extractor hood over, fridge freezer and dishwasher. Extractor fan, recessed ceiling lights, window overlooking the rear garden and a door to the utility room. Open plan to:

BREAKFAST AREA

Room for a breakfast table and chairs, radiator and UPVC French doors leading outside to the rear garden.

UTILITY ROOM

1.76m x 1.70m (5' 9" x 5' 7")

Range of base and wall cupboards with a laminate worktop and upstands incorporating a stainless steel sink unit with mixer tap. Space and plumbing for a washing machine, Amtico flooring, radiator and a partly glazed UPVC door leading outside to the rear garden.

SITTING ROOM

6.68m x 3.35m (21' 11" x 11' 0")

Light and airy triple aspect sitting room with windows to the front and side and UPVC French doors with glazed panels to the sides leading outside to the rear garden. 2 radiators, Amtico flooring.

DINING ROOM/STUDY

2.74m x 2.62m (9' 0" x 8' 7")

Radiator, Amtico flooring and a window to the front of the property.

FIRST FLOOR LANDING

Built-in airing cupboard housing the hot water cylinder, loft hatch and doors to the 4 bedrooms and family bathroom.



BEDROOM 1

3.97m x 3.39m (13' 0" x 11' 1")

Extensive range of fitted wardrobe cupboards and a further built-in storage cupboard, radiator, Amtico flooring. Double aspect windows to the front and side and a door leading into:

EN SUITE SHOWER ROOM

2.02m x 1.45m (6' 8" x 4' 9")

Shower cubicle with a chrome mixer shower, wall mounted wash basin, WC with a concealed cistern. Chrome towel radiator, Amtico flooring, recessed ceiling lights, extractor fan and a window to the front with obscured glass.

BEDROOM 2

4.10m x 2.75m (13' 5" x 9' 0")

Radiator, Amtico flooring and a window to the front of the property.

BEDROOM 3

3.29m x 2.75m (10' 10" x 9' 0") at widest points.

Radiator, Amtico flooring and a window overlooking the rear garden.

BEDROOM 4

2.61m x 2.56m (8' 7" x 8' 5") at widest points.

Radiator, Amtico flooring and a window overlooking the rear garden.

FAMILY BATHROOM

3.07m x 2.20m (10' 1" x 7' 3") at widest points.

A white suite comprising a panelled bath, wall mounted wash basin, concealed cistern WC. Chrome towel radiator, Amtico flooring, tiled splashbacks, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.



OUTSIDE

40 Brick Kiln Road stands in a prominent position behind small lawned frontage with a paved walkway to the entrance door with storm porch over and outside light.

To the side of the property, there is a brickweave driveway providing parking for up to 2 vehicles and leading to the garage and a tall timber pedestrian gate to the rear garden. The garden has been attractively landscaped with a sandstone terrace opening out from the kitchen and sitting room French doors and a lawn beyond. Tall walled and fenced boundaries, raised sleeper beds planted with low shrubs and a screened area to the side where there is space for refuse bins storage etc and leading to the utility room. There is also a pretty south westerly facing walled garden to the side of the property, outside tap and lighting.

GARAGE

7.03m x 3.30m (23' 1" x 10' 10")

Up and over door to the front, power and light and a pedestrian door to the rear garden.

DIRECTIONS

Enter Fakenham heading east on the Wells Road passing the Shell petrol station on the right and pass straight over the mini roundabout. Bear left at the next mini roundabout and turn left onto Field Lane. Continue to the end turning right where it joins Rudham Stile Lane and take the next left staying on Rudham Stile Lane and over the old railway bridge.

Take the next left onto Brick Kiln Road bearing right at the fork in the road where you will see number 40 a little 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 B.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

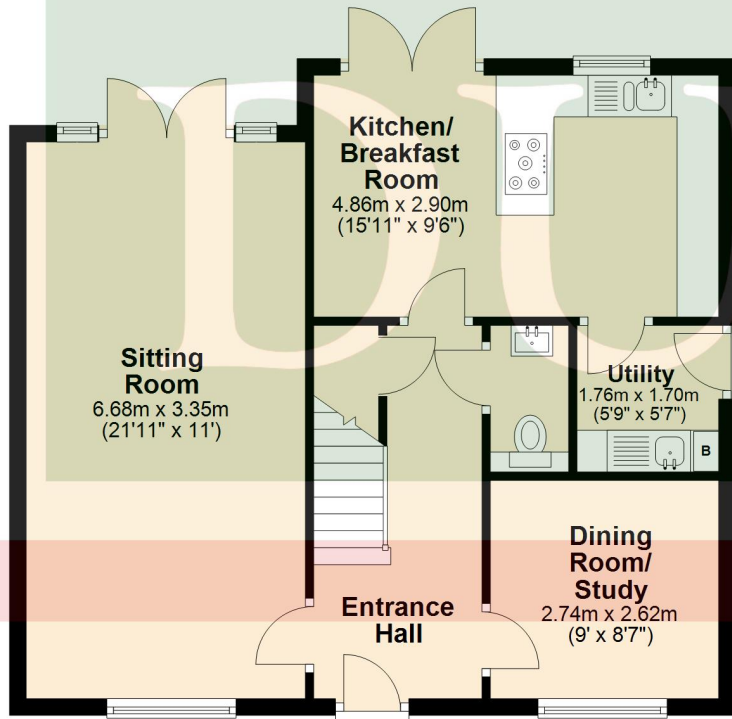




Ground Floor

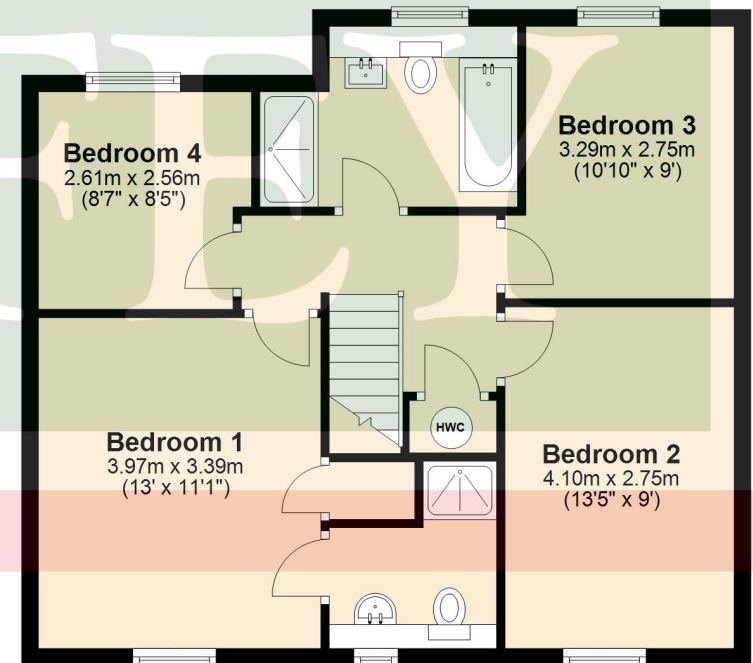
Approx. 59.4 sq. metres (639.4 sq. feet)

Garage
7.03m x 3.30m
(23'1" x 10'10")



First Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)



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.

