



**41 Smiths Lane, Fakenham**  
**Guide Price £425,000**

**BELTON DUFFEY**





# 41 SMITHS LANE, FAKENHAM, NORFOLK, NR21 8LQ

A superbly presented extended family house with an impressive open plan kitchen/diner, 4 bedrooms, 2 bathrooms and good sized west facing gardens.

## DESCRIPTION

41 Smiths Lane is a modern detached house situated on a popular road just a short drive or 10 minute walk from the centre of the market town of Fakenham. The property has beautifully presented family sized accommodation with a porch/boot room extension to the front and an impressive open plan kitchen/dining room which is the real hub of the house. There is also a separate utility room, cloakroom and a 20' sitting room. Upstairs, the large principal bedroom has lovely west facing views over the rear garden and an en suite shower room. There are also 3 further bedrooms and a family bathroom.

Further benefits include a red brick open fireplace in the sitting room, gas-fired central heating and dark grey double glazed windows and doors throughout.

Outside, there is driveway parking for several cars, an attached garage and an attractively landscaped west facing garden to the rear with a timber garden studio and a range of timber outbuildings.

## 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/BOOT ROOM

2.65m x 1.66m (8' 8" x 5' 5")

A partly glazed composite door with obscured glass leads from the front of the property into the porch with space for coat hooks and shoe storage etc. Vaulted ceiling, vinyl flooring, radiator, windows to the front and side and a glazed door leading into:

## ENTRANCE HALL

Staircase leading up to the first floor landing with an understairs storage cupboard, vinyl flooring, radiator in cabinet and glazed doors to the sitting room and kitchen/dining room. Door leading into:







## **CLOAKROOM**

1.57m x 1.57m (5' 2" x 5' 2")

Vanity cupboard incorporating a wash basin, WC, vinyl flooring, porcelain tiled walls, electric radiator and a small window with obscured glass.

## **SITTING ROOM**

6.3m x 3.52m (20' 8" x 11' 7") at widest points.

A good sized double aspect room with windows to the front and rear. Red brick open fireplace with a quarry tiled hearth and timber mantel, vinyl flooring and 2 radiators.

## **OPEN PLAN KITCHEN/DINING ROOM**

An impressive open plan room with recessed ceiling lights and vinyl flooring. Comprising

### **KITCHEN AREA**

3.18m x 2.67m (10' 5" x 8' 9") - A range of sage green Shaker style base and wall units with woodblock worktops and upstands incorporating a white ceramic sink unit with a chrome mixer tap. Rangemaster range cooker (included in sale) with a glass splashback and extractor hood over, integrated microwave, fridge and dishwasher, radiator. Open plan to:

### **DINING AREA**

4.11m x 3.49m (13' 6" x 11' 5") - Matching base and wall units with wine rack, room for a dining table and chairs and sofa etc, radiator, window to the side and a wide archway to:

### **REAR LOBBY AREA**

2.75m x 1.31m (9' 0" x 4' 4") Built-in storage cupboard, door to the utility room and a glazed patio door with full height windows to the sides leading outside to the rear garden.

## **UTILITY ROOM**

4.5m x 2.34m (14' 9" x 7' 8")

A range of pine base and wall units with laminate worktops and upstands incorporating a stainless steel sink unit with a mixer tap. Spaces and plumbing for a washing machine and tumble dryer, tiled floor and radiator. Window to the side, glazed patio door leading outside to the rear of the property and a door to:

## **BOILER ROOM**

2.52m x 1.14m (8' 3" x 3' 9")

Viessman gas-fired boiler, spaces for a fridge and freezer etc and useful storage.

## **FIRST FLOOR LANDING**

High level window above the half landing, loft hatch and doors to the 4 bedrooms and family bathroom.







## **BEDROOM 1**

5.52m x 3.49m (18' 1" x 11' 5") at widest points.

A good sized room double aspect room with windows to the side and overlooking the rear garden. Radiator and a door leading into:

## **EN SUITE SHOWER ROOM**

2.02m x 1.73m (6' 8" x 5' 8") at widest points.

A white suite comprising a shower cubicle with an electric shower, vanity cupboard incorporating a wash basin, WC. Vinyl flooring, porcelain tiled walls, chrome towel radiator, recessed ceiling lights and a high level window with obscured glass.

## **BEDROOM 2**

3.56m x 3.52m (11' 8" x 11' 7")

Built-in airing cupboard housing the hot water cylinder, radiator and a window overlooking the rear garden.

## **BEDROOM 3**

3.52m x 2.7m (11' 7" x 8' 10")

Radiator and a window to the front.

## **BEDROOM 4/STUDY**

2.71m x 2.07m (8' 11" x 6' 9")

High level window to the side.

## **FAMILY BATHROOM**

2.96m x 1.64m (9' 9" x 5' 5")

A white suite comprising a panelled bath with an electric shower over and glass shower screen, pedestal wash basin and WC. Vinyl flooring, porcelain tiled walls, radiator and a window with obscured glass to the front.

## **OUTSIDE**

Number 41 is set back off Smiths Lane behind a low brick wall with an good sized concrete driveway providing parking for several cars and leading to the attached garage. Tall fenced boundaries to the sides with gravelled plant beds and outside light.

Gates to both sides of the property lead to the good sized rear garden which is west facing and has been attractively landscaped with an extensive paved and gravelled terrace opening out from the kitchen/dining room patio doors. Raised plant beds, outside lighting and access to the garden studio. Steps lead up to the main garden which is lawned with mature hedged and fenced boundaries, perimeter borders and a timber summer house. To the rear of the garden, there is a screened storage area accessed via a gate through a tall hedge where there are 2 sheds and a metal storage container.





## **GARDEN STUDIO**

3.73m x 2.71m (12' 3" x 8' 11")

Timber garden studio building with power and light, window and glazed double doors leading out onto the paved and gravelled terrace.

## **GARAGE**

6.19m x 2.53m (20' 4" x 8' 4")

Up and over door to the front, power and light.

## **DIRECTIONS**

Proceed out of Fakenham town centre heading east on the Norwich Road for approximately 3/4 mile and turn left into Smiths Lane. Continue for approximately 350 yards and you will see number 41 on the left-hand side, just before the turning right into Gwyn Crescent.

## **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**

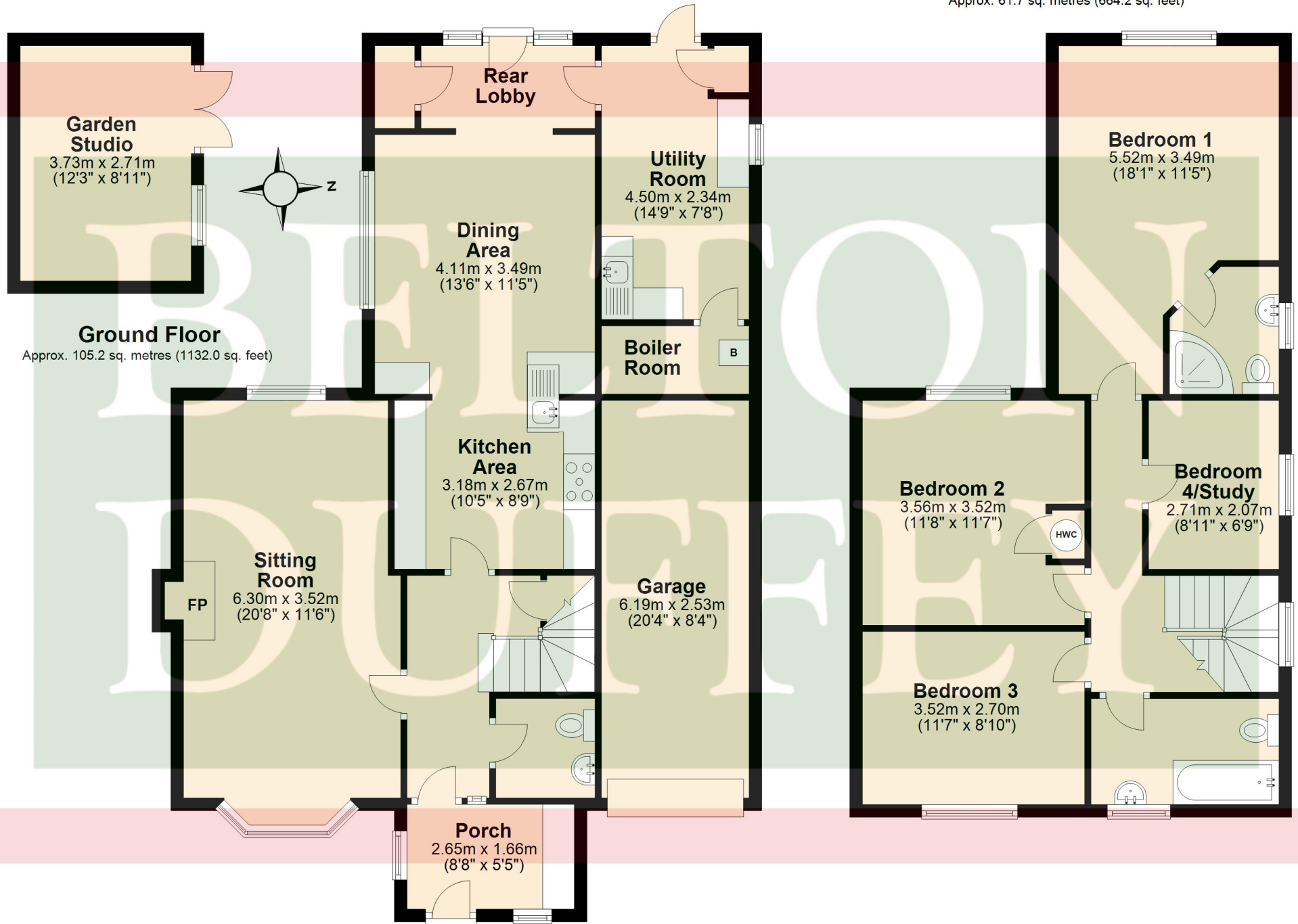
Strictly by appointment with the agent.





## First Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



## Ground Floor

Approx. 105.2 sq. metres (1132.0 sq. feet)

Total area: approx. 166.9 sq. metres (1796.1 sq. feet)





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