



**No 1 The Press Club, Fakenham**  
**Guide Price £230,000**

**BELTON DUFFEY**



# **NO 1 THE PRESS CLUB, 37-39 OAK STREET, FAKENHAM, NORFOLK, NR21 9DX**

Newly converted spacious 1 bedroom end terrace house with west facing courtyard garden in central Fakenham's Conservation Area.

## **DESCRIPTION**

Set in the heart of Fakenham's Conservation Area is this newly completed redevelopment of a 1 bedroom end terrace house designed by award winning specialist builders, Grocott and Murfit. They have breathed new life into this unique property of historical interest which is believed to date back to the 1700s. Most recently the The Press Club had been a Working Men's Club which ceased trading around 6 years ago. The whole redevelopment comprises 3 freehold residential units built to exacting standards with high end contemporary finishes within a heritage building, close to all the town's amenities

The open plan ground floor living space features contemporary high specification kitchen units, worktops and underfloor heating with the added bonus of a separate cloakroom and French doors leading out onto the private west facing courtyard. The first floor boasts a generous sized bedroom with built-in storage and a well appointed shower room.

External windows and doors are pre-finished hardwood casement, double glazed with acoustic glass units to the front elevation. Internal and cupboard doors are engineered oak with an oak and glass staircase leading up to the spacious galleried landing.

## **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.





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

6.66m x 4.86m (21' 10" x 15' 11") at widest points.

A solid timber entrance door leads directly off Oak Street into the open plan kitchen/dining/living space with a tiled floor with underfloor heating. The kitchen comprises light grey SieMatic base and wall units with SieMatic stone effect dark grey laminate work surfaces incorporating a Franke stainless steel sink and drainer with contemporary mixer tap, in cupboard pull out bins. Integrated appliances include a Neff fridge/freezer, oven, dishwasher, microwave and washing machine/tumble dryer with a Bora induction hob and integrated extractor.

Recessed ceiling and pendant lights, double aspect windows to the north and east, door to the cloakroom and west facing French doors leading outside to the courtyard garden. Oak staircase with glass panelling leading up to the galleried first floor landing.

## **CLOAKROOM**

1.56m x 0.81m (5' 1" x 2' 8")

White Duravit suite comprising a wash basin with Hansgrohe taps and WC. Tiled floor and splashbacks, chrome radiator, illuminated mirror and recessed ceiling lights.

## **FIRST FLOOR LANDING**

A spacious galleried landing with a double built-in cupboard, radiator, pendant lights, carpeted, window to the east and doors to the bedroom and bathroom. Loft hatch with boarded access to gas-fired boiler.

## **BEDROOM 1**

4.96m x 3.51m (16' 3" x 11' 6")

A large bedroom with a built-in storage cupboard and 2 west facing half windows overlooking the courtyard garden. Radiator, pendants lights, carpeted.

## **BATHROOM**

3.03m x 2.09m (9' 11" x 6' 10") at widest points.

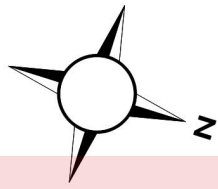
A white suite comprising a large Matki Boutique walk-in shower enclosure with tiled surround and a Hansgrohe shower and thermostat, white vanity unit with Duravit sink and Hansgrohe taps, WC. Illuminated mirror, chrome radiator, shaver socket, tiled floor, recessed ceiling lights and a window to the east.

## **OUTSIDE**

No 1 has its own west facing courtyard garden, paved double steps down to a gravelled area with a plant bed to the rear. To the north of the terrace, there is space for the storage of refuse bins and a bike store.

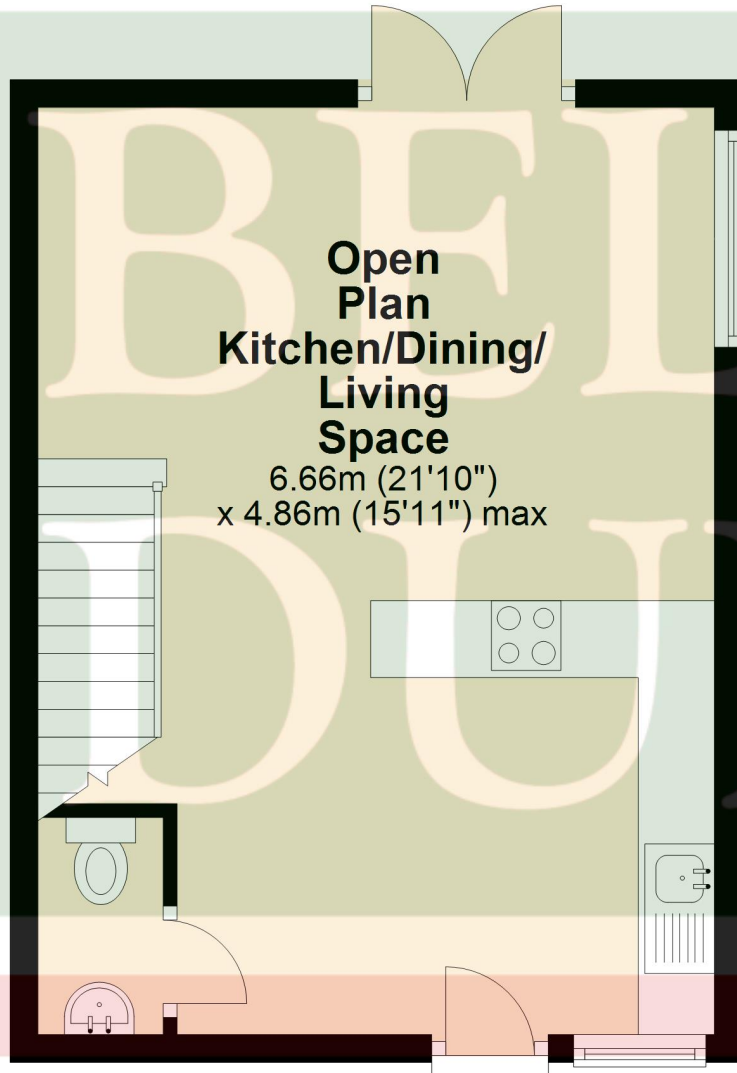
## **DIRECTIONS**

Proceed out of Fakenham market place on Oak Street. Pass Tesco on your left and you will see the property approximately 100 yards further up on the left.



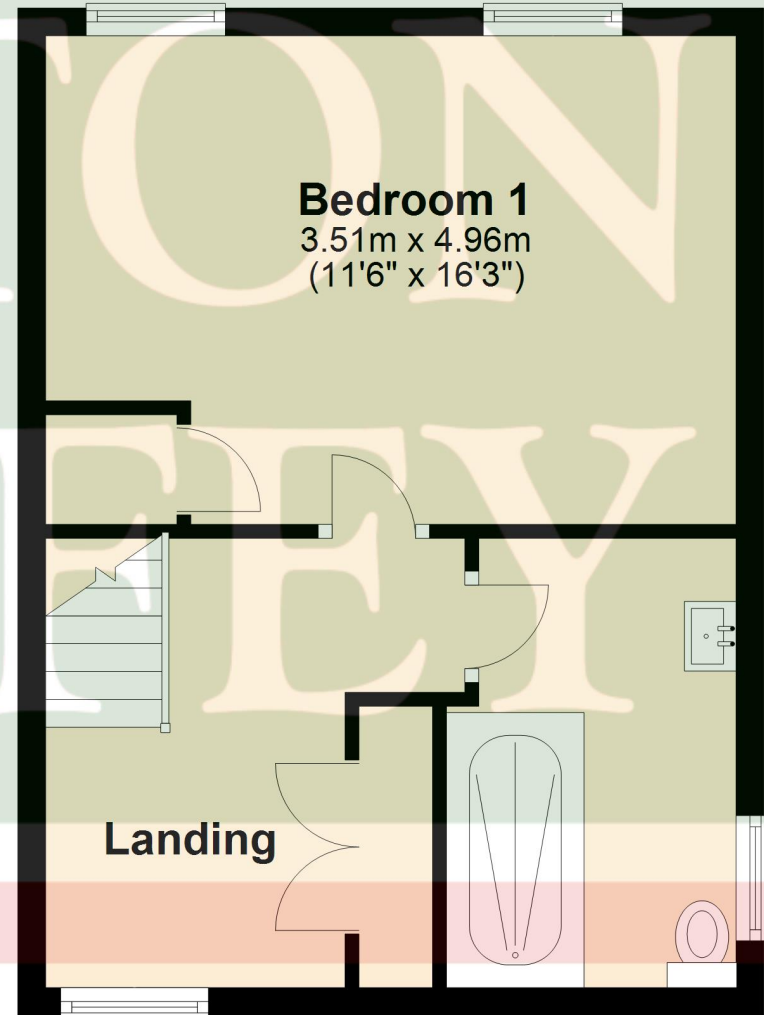
## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating with underfloor heating to the ground floor and radiators upstairs. EPC Rating Band C.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







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