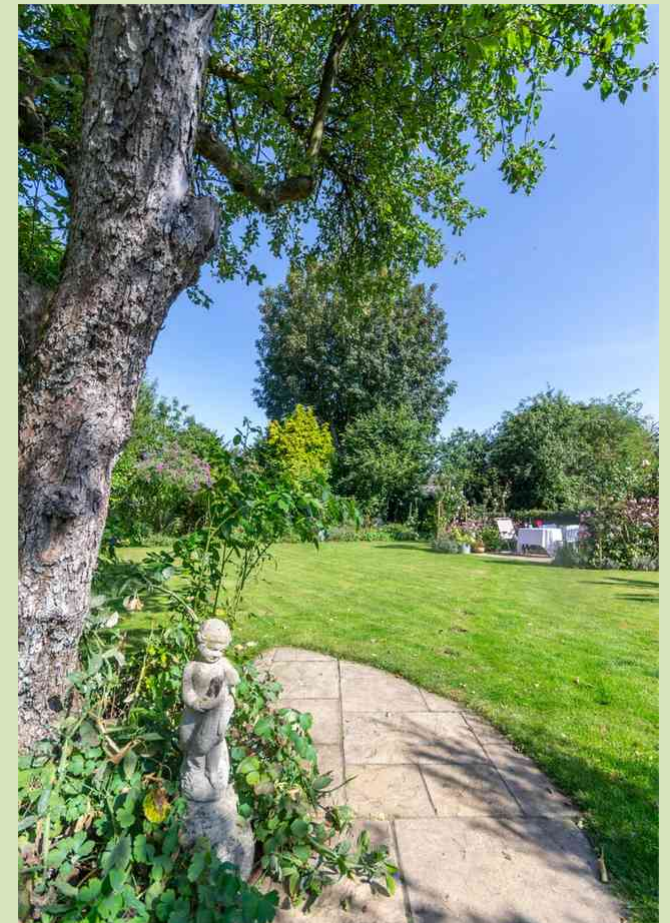




69 The Street, Helhoughton
Offers in Excess of £580,000

BELTON DUFFEY



69 THE STREET, HELHOUGHTON, NORFOLK, NR21 7BP

A large period 4 bedroom detached house with driveway parking and cart shed standing in beautifully landscaped gardens and grounds of 1/4 acre (sts). No chain.

DESCRIPTION

69 The Street is a large and well proportioned detached house situated in the sought after rural village of Helhoughton and backing onto meadowland to the rear. The property stands in beautifully landscaped gardens and grounds amounting to approximately 1/4 acre (subject to survey) with driveway parking and a timber cart shed.

The flexible ground floor accommodation comprises a porch, kitchen/dining room/sitting area and separate good-sized sitting room with a hallway to the side leading to a study, cloakroom, utility and boiler room (with laundry shelving). The rooms to the side have a second staircase leading up to the principal bedroom suite and these rooms lend themselves to the creation of a self contained annexe with its own entrance. The principal bedroom suite is a particular feature with a seating area and a Juliette balcony giving fine elevated views over the gardens, bedroom area, dressing room and en suite shower room. The main staircase leads upstairs from the sitting room to 3 further double bedrooms, 2 of which have en suites (1 bathroom and 1 shower room).

The property further benefits from having UPVC windows throughout, exposed beams, oak engineered flooring, woodburning stoves in the sitting room and sitting area and oil-fired central heating.

69 The Street is being offered for sale with no onward chain.

SITUATION

Helhoughton is a rural hamlet which has a thriving community including a book group, yoga classes and a monthly pub night in the village hall. It is some 4 miles south-west of the market town of Fakenham which offers a full range of facilities with a weekly market. Also nearby are the villages of East Rudham and Great Massingham, historic villages both set around large village greens and offering a good range of everyday shopping facilities including a butchers shop, general store/Post Office, bespoke kitchen showroom, a tea shop, doctor's and veterinary surgery. Both villages have highly regarded village pubs, The Crown Inn and The Dabbling Duck respectively, serving the finest seasonal local produce.

The centres of Norwich and King's Lynn are within easy motoring distance and the countryside surrounding Helhoughton is attractive and well wooded being, in the main, bordering the country estates of Raynham and Pynkney.

PORCH

2.02m x 0.97m (6' 8" x 3' 2")

A partly glazed oak entrance door leads from the front of the property into the porch with a quarry tiled floor, timber seat and coat hooks with a shelf above. UPVC window to the side and a glazed door leading into:



KITCHEN/DINING ROOM/SITTING AREA

8.51m x 4.19m (27' 11" x 13' 9")

A range of cream wall and base units with laminate worktops incorporating a one and a half bowl stainless steel sink with chrome swan neck mixer tap. Range cooker with a LPG hob and electric ovens, extractor hood over and stainless steel splashback, integrated dishwasher and fridge freezer.

Generous space for a dining table and 8 chairs and a cosy sitting area with a wood burning stove on a slate hearth and bressumer beam over. Oak engineered flooring, exposed beams, radiator, pantry cupboard, recessed ceiling lights and telephone/broadband connection (good wifi speeds). Double aspect UPVC windows with fitted blinds to the front and rear.

SITTING ROOM

6.55m x 4.19m (21' 6" x 13' 9")

Brick fireplace housing a wood burning stove on a brick hearth with bressumer beam over and log storage to the side. Main staircase to the first floor landing incorporating an extensive range of bookshelves, exposed ceiling beams, spotlights. 2 radiators, satellite connection and double aspect UPVC windows to the front and rear.

SIDE HALLWAY

Oak engineered flooring, recessed ceiling lights, radiator. Glazed oak door leading outside to the front of the property and doors to the utility room and study.

UTILITY ROOM

3.12m x 1.44m (10' 3" x 4' 9")

Cream base units with a laminate worktop over incorporating a resin one and a half bowl sink with chrome mixer tap, tiled splashbacks. Spaces and plumbing for a washing machine and other white goods, coat hooks, shelf and laminate flooring. Door to:

BOILER ROOM

Range of laundry shelves, oil-fired central heating boiler, pressurised hot water cylinder and water softener.

CLOAKROOM

1.65m x 1.49m (5' 5" x 4' 11")

Pedestal wash basin with a tiled splashback, WC, white towel radiator and laminate flooring.

STUDY

4.23m x 3.14m (13' 11" x 10' 4")

Pine staircase leading upstairs to the principal bedroom suite, understairs storage cupboard, feature exposed brick panel, recessed ceiling lights, radiator and oak engineered flooring. Oak French doors leading outside to the garden.



BEDROOM 1 SEATING AREA

4.20m x 2.58m (13' 9" x 8' 6")

A staircase leads up from the study area to an attractive seating area off the principal bedroom with oak glazed doors opening onto a Juliette balcony with fine elevated views over the rear garden. Room for a sofa and armchairs etc, TV point and an opening to:

BEDROOM 1

3.62m x 3.33m (11' 11" x 10' 11")

Exposed beams, radiator, 2 eaves storage cupboards, skylight windows and a feature exposed brick wall. Doors to the dressing room and en suite shower room.

BEDROOM 1 DRESSING ROOM

2.26m x 1.91m (7' 5" x 6' 3")

Walk-in dressing room with hanging rail, exposed beam, recessed ceiling lights and a skylight window.

BEDROOM 1 EN SUITE

2.33m x 1.84m (7' 8" x 6')

Shower cubicle, pedestal wash basin with a mirror over, WC, laminate flooring, travertine wall tiles, exposed beams, white towel radiator, skylight window and access to eaves storage with lighting.

MAIN LANDING

Accessed from the sitting room staircase with doors to bedrooms 2, 3 and 4. Shelved airing cupboard and 3 UPVC windows to the front.

BEDROOM 2

3.18m x 2.76m (10' 5" x 9' 1")

Radiator, UPVC window to the rear and a door leading into:

BEDROOM 2 EN SUITE

2.24m x 1.33m (7' 4" x 4' 4")

Cast iron roll top bath on ball and claw feet with a traditional chrome shower mixer tap, pedestal wash basin and WC. Tiled splashbacks, chrome towel radiator and a UPVC window to the front.

BEDROOM 3

3.48m x 2.97m (11' 5" x 9' 9")

Fitted double wardrobe cupboard, radiator, UPVC window to the rear and a door leading into:



BEDROOM 3 EN SUITE

2.13m x 1.60m (7' x 5' 3")

Shower cubicle, pedestal wash basin, WC with macerator, tiled splashbacks, chrome towel radiator, recessed ceiling light and part vinyl flooring.

BEDROOM 4

3.23m x 3.19m (10' 7" x 10' 6")

Radiator and a UPVC window to the rear.

OUTSIDE

69 The Street is approached through a five bar gate opening onto a gravelled driveway providing parking for several cars and leading to the timber cart shed. Weaved willow fencing, paved area and space for the storage of refuse bins etc. A brick archway leads to the rear garden which has been beautifully landscaped and is a gardener's delight. The mature garden is fully enclosed and private and is divided into 3 distinct areas. The first comprises a good sized lawn with perimeter and raised borders, hedged boundaries, paved seating areas and BBQ area with a brick built garden shed for lawnmowers etc. Oil storage tank, LPG bottle storage area, outside tap and electrical socket. An archway leads to the second garden with hedged and fenced boundaries, a timber decked terrace, orchard area with apple and plum trees, tree house and perimeter borders. A further archway leads to an area with raised vegetable/strawberry beds, a brick built potting shed and a walkway with far reaching views over neighbouring meadowland.

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham and turn right at Toftrees, signposted Helhoughton. Enter the village passing the church on your right and after a short distance you will see number 69 on the right, side on to the road.

SERVICES AND EPC RATING

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. EPC Rating Band D.

LOCAL AUTHORITY

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band D.

TENURE

This property is for sale Freehold.

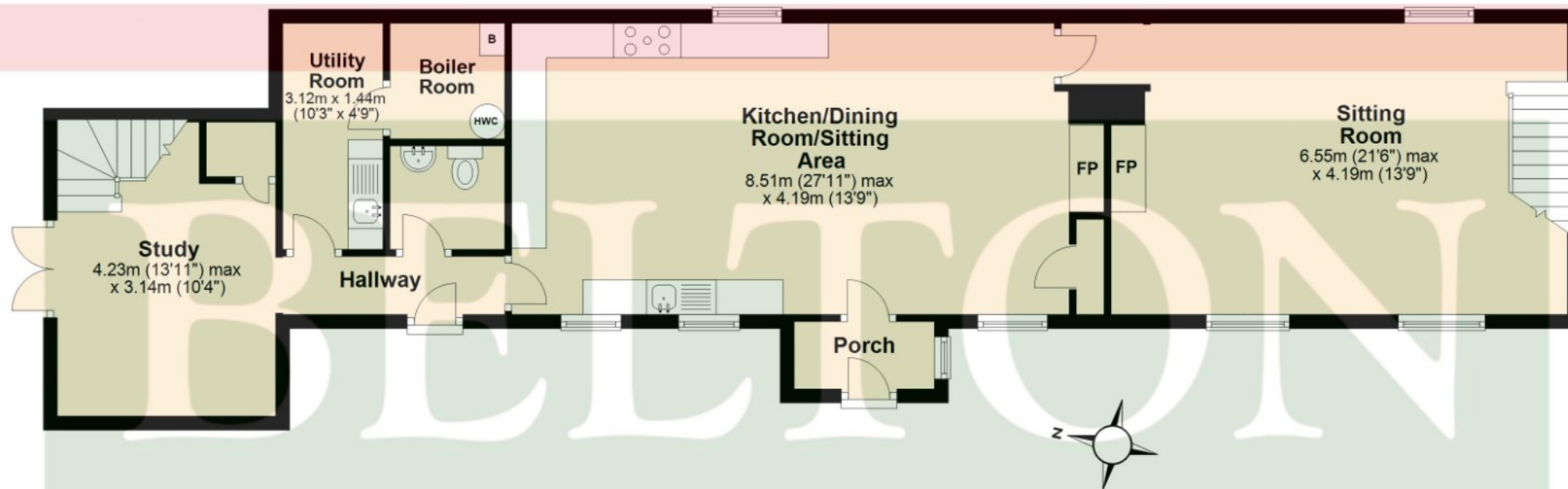
VIEWING

Strictly by appointment with the agent.



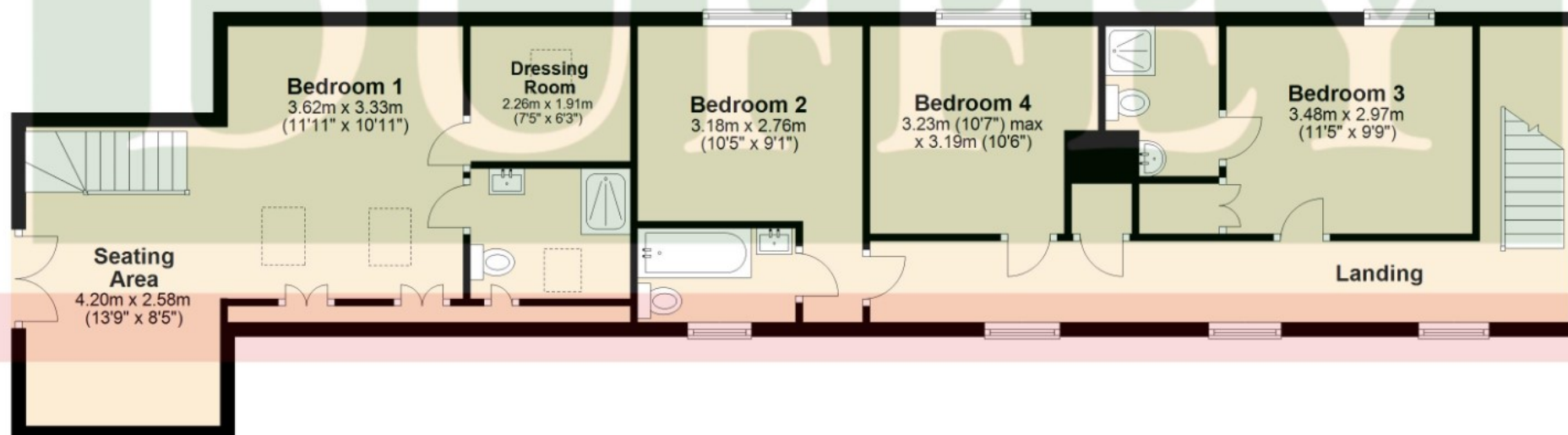
Ground Floor

Approx. 95.4 sq. metres (1027.3 sq. feet)



First Floor

Approx. 91.2 sq. metres (981.7 sq. feet)



Total area: approx. 186.6 sq. metres (2009.1 sq. feet)



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