



**2 The Mews, Fakenham**  
**Guide Price £350,000**

**BELTON DUFFEY**



## **2 THE MEWS, BARONS HALL LANE, FAKENHAM, NORFOLK, NR21 8HB**

A superb contemporary town house with flexible 3/4 bedroom, 2 bathroom accommodation laid out over 3 storeys, situated within walking distance of the town centre.

### **DESCRIPTION**

Offered for sale with no onward chain, 2 The Mews is a superb contemporary semi detached house built in 2019 of handmade red brick and Siberian larch clad elevations under a zinc roof. Zinc guttering and dark grey aluminium double glazed windows and doors complement the modern clean look with a high specification interior including gas-fired underfloor heating to the ground floor and radiators upstairs.

To the ground floor, there is an impressive open plan kitchen/dining/living room with a well appointed central kitchen, a cloakroom, utility cupboard and wide bi-fold doors in the living area leading outside to the rear garden. Upstairs, the galleried landing leads to 2 double bedrooms (1 with an en suite shower room) and a luxury family bathroom with a staircase up to the second floor where there are 2 further bedrooms, a cloakroom and a walk-in airing cupboard.

Outside, the property has extensive driveway parking to the front with a small covered paved terrace and an attractively landscaped paved and lawned west facing 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.

### **COVERED STORM PORCH**

A covered storm porch leads from the front of the property with outside light, grey Indian sandstone paving a partly glazed composite door leading into:

### **ENTRANCE LOBBY**

Space for coat hooks and shoe storage etc, staircase leading up to the first floor landing and a door leading into:



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

13.70m x 4.52m (44' 11" x 14' 10") at widest points.

An impressive bright and airy double aspect open plan kitchen/dining/living room comprising:

### **DINING AREA**

Room for a large dining table and chairs, built-in storage cupboard and a window to the front.

### **KITCHEN AREA**

A range of contemporary base and wall units with quartz worktops and upstands incorporating a one and a half bowl sink unit with mixer tap.

Built-in appliances including an oven, gas hob with an extractor hood over, dishwasher and space for an American style fridge freezer.

Matching quartz island unit with breakfast bar and space under for stools. Utility cupboard with spaces and plumbing for a washing machine and stacked tumble dryer. Door to the cloakroom.

### **LIVING AREA**

Ample room for sofas and armchairs etc with full width bi-fold doors leading outside to the rear garden and a large roof lantern.

## **CLOAKROOM**

Wash basin, WC and extractor fan.

## **FIRST FLOOR LANDING**

Staircase leading up to the second floor landing and doors to the 2 first floor bedrooms and family bathroom.

## **BEDROOM 1**

4.52m x 3.20m (14' 10" x 10' 6") at widest points.

Built-in double wardrobe cupboard with sliding doors, window to the front of the property and a door leading into:

## **EN SUITE SHOWERROOM**

2.20m x 1.50m (7' 3" x 4' 11")

Suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin with a tiled splashback, WC.

Chrome towel radiator, shaver point and extractor fan.

## **BEDROOM 2**

4.52m x 3.22m (14' 10" x 10' 7") at widest points.

Built-in double wardrobe cupboard with sliding doors, window overlooking the rear garden.



## **FAMILY BATHROOM**

2.19m x 2.03m (7' 2" x 6' 8")

Suite comprising a panelled bath with a chrome mixer shower over, vanity storage unit incorporating a wash basin with a tiled splashback, WC. Chrome towel radiator, shaver point and extractor fan.

## **SECOND FLOOR LANDING**

Doors to the 2 second floor bedrooms, cloakroom and walk-in airing cupboard.

## **BEDROOM 3**

3.77m x 3.58m (12' 4" x 11' 9")

Currently used as a snug/home office with a window to the front.

## **BEDROOM 4**

3.62m x 3.58m (11' 11" x 11' 9")

Loft hatch and a window overlooking the rear garden.

## **CLOAKROOM**

Vanity storage unit incorporating a wash basin, WC and extractor fan.

## **AIRING CUPBOARD**

2.17m x 1.64m (7' 1" x 5' 5")

Large walk-in shelved airing cupboard housing the gas-fired boiler and hot water cylinder.

## **OUTSIDE**

2 The Mews is set back from the road behind an extensive gravelled driveway providing parking for several vehicles with an area for the storage of refuse bins and bike store. A grey Indian sandstone paved terrace leads to the porch to front of the property where there is space for a bench/planters and leading to the front entrance door with outside light.

The attractive rear garden is west facing and comprises a sandstone paved terrace opening out from the living area bi-fold doors with a lawn beyond. Tall fenced boundaries, outside lighting and perimeter borders planted with low shrubs and plants.

## **DIRECTIONS**

Leave Fakenham town centre heading east on the Norwich Road passing the police station on the right. Take the second right-hand turning into Barons Hall Lane where you will see the property a little way down on the right-hand side, set back from the road.





## **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 B.

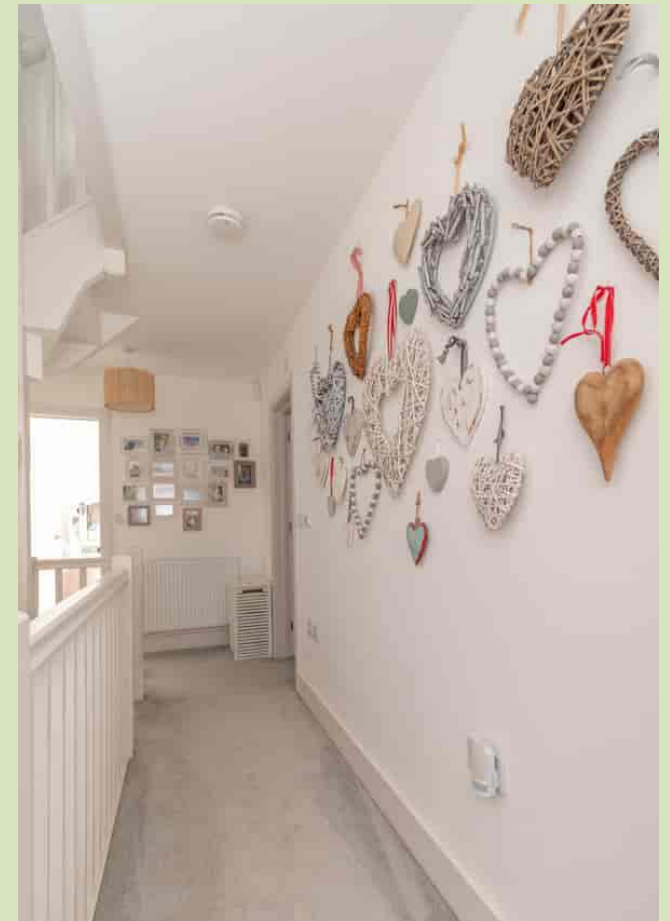
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



### Ground Floor

Approx. 68.9 sq. metres (741.9 sq. feet)

#### Open Plan Kitchen/Dining/Living Room

13.70m x 4.52m  
(44'11" x 14'10")

Utility



Covered Storm Porch



### First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)

#### Bedroom 2

4.52m x 3.22m  
(14'10" x 10'7")

#### Bedroom 1

4.52m x 3.20m  
(14'10" x 10'6")

### Second Floor

Approx. 38.9 sq. metres (418.7 sq. feet)

#### Bedroom 4

3.62m x 3.58m  
(11'11" x 11'9")

#### Bedroom 3

3.77m x 3.58m  
(12'4" x 11'9")

B

HWC

Total area: approx. 154.9 sq. metres (1667.5 sq. feet)



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