



29 Holt Road, Fakenham
Guide Price £215,000

29 HOLT ROAD, FAKENHAM, NORFOLK, NR21 8BW

A period mid terrace house with flexible 2/3 bedroom accommodation, gardens and parking, within walking distance of the town centre at Fakenham.

DESCRIPTION

29 Holt Road is a period mid terrace house situated within just a 5 minute walk of the centre of the market town of Fakenham. The property has well laid out accommodation briefly comprising a kitchen with a large sitting/dining room and a landing upstairs with doors to a large good sized principal bedroom, bedroom 2 which leads to bedroom 3/dressing room and a well appointed shower room. Further benefits include double glazed windows and doors with sash windows to the front elevation, gas-fired central heating and an open fireplace in the sitting room.

Outside, there is a courtyard garden to the rear with a parking space and a short walkway leading to a well stocked 'secret' garden making this an ideal property for those looking for a characterful home close to the amenities on offer in the town or buy to let investors.



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.

SITTING/DINING ROOM

6.41m x 4.42m (21' 0" x 14' 6")

A partly glazed UPVC entrance door with obscured glass leads from the front of the property into the large sitting/dining room with a tiled open fireplace, 2 radiators. Ample room for sofas, armchairs and a dining table and chairs etc, ceiling fan light, sash window to the front, wall light points and a glazed timber door leading into:

KITCHEN

3.50m x 3.12m (11' 6" x 10' 3")

A range of contemporary gloss grey base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and ceramic hob, spaces and plumbing for a washing machine, dishwasher and freestanding fridge freezer. Radiator, shelved pantry cupboard with space for a tumble dryer, partly glazed UPVC door leading outside to the rear of the property and an opening to:

STAIRWELL

Coat hooks, radiator and staircase leading up to the first floor landing.

FIRST FLOOR LANDING

Vinyl flooring and doors to bedrooms 1 and 2 and the shower room.

BEDROOM 1

4.49m x 3.77m (14' 9" x 12' 4")

2 radiators, ceiling fan light, loft hatch and 2 sash windows to the front.



BEDROOM 2

2.56m x 2.48m (8' 5" x 8' 2")

Radiator, ceiling fan light and an opening to:

BEDROOM 3/DRESSING ROOM

3.12m x 1.54m (10' 3" x 5' 1")

Currently providing a third bedroom with bunk beds but could instead provide a dressing room or study space. Radiator and a window overlooking the rear garden.

SHOWER ROOM

3.07m x 2.66m (10' 1" x 8' 9") at widest points.

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and concealed cistern WC. 2 fitted cupboards, 1 housing the gas-fired central heating boiler, vinyl flooring, tiled splashbacks, chrome towel radiator and a window to the rear with obscured glass.

OUTSIDE

Number 29 is accessed off Holt Road via steps leading up to the front entrance door into the sitting/dining room.

A shared gravelled driveway to the side of the terrace leads to a parking space and walkways to the rear of the property where there is a low maintenance courtyard garden with low fenced boundaries and space for a shed or summer house. A picket gate leads to the parking area and a paved walkway to the attractive 'secret' garden. The garden comprises perimeter plant borders and areas for growing fruit and vegetables. Tall fenced boundaries, greenhouse and shed.

As is common with the terraced properties on Holt Road, the neighbouring houses have a pedestrian right of way over the rear of number 29 for taking out refuse bins etc.

DIRECTIONS

Leave Fakenham town centre heading east on the Holt Road where you will see the number 29 approximately 150 yards further up on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band C.

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

TENURE

This property is for sale Freehold.

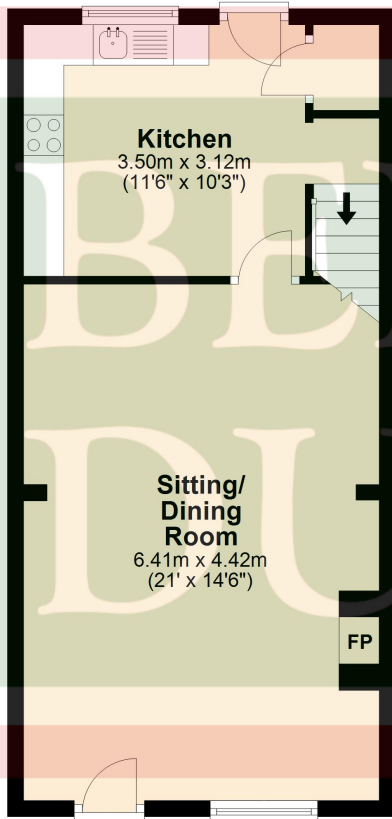
VIEWING

Strictly by appointment with the agent.



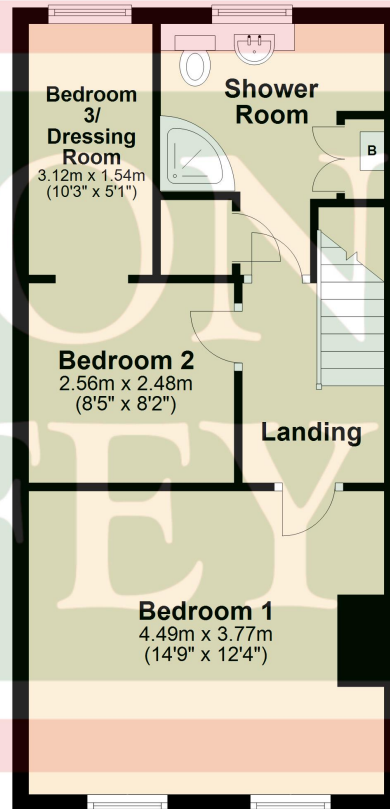
Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 sq. feet)



www.beltonduffey.com

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

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