



**104 Station Road, Great Massingham**  
**Guide Price £275,000**

**BELTON DUFFEY**



## 104 STATION ROAD, GREAT MASSINGHAM, NORFOLK, PE32 2JJ

A semi detached 3 bedroom house with good sized gardens and parking, situated in this ever popular village.  
No onward chain.

### DESCRIPTION

104 Station Road is a well proportioned semi detached family home that has been largely re-furbished but does offer the opportunity for cosmetic finishing off and personalisation to taste. Situated in the sought after village of Great Massingham, the property has a good sized mature rear garden with a useful outbuilding and an extensive gravelled driveway providing parking for numerous vehicles.

The accommodation comprises an entrance porch, sitting room, kitchen/dining room, utility room, re-fitted bathroom and a landing upstairs leading to 3 bedrooms. Further benefits include oil-fired central heating, a wood burning stove in the sitting room, double glazed windows and doors and part exposed pine floorboards.

104 Station Road is being offered for sale with no onward chain.



## **SITUATION**

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area.

The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

## **ENTRANCE PORCH**

A partly glazed composite stable door leads from the front of the property into the entrance porch with quarry tiled flooring and space for coat hooks and shoe storage. Partly glazed UPVC door leading into:

## **SITTING ROOM**

4.70m x 3.10m (15' 5" x 10' 2")

A good sized characterful sitting room with double glazed window to front, fireplace housing a cast iron wood burning stove on a stone hearth. Radiator, staircase to the first floor landing, exposed pine floorboards and a brick archway to:

## **KITCHEN/DINING ROOM**

4.70m x 3.32m (15' 5" x 10' 11")

A spacious kitchen/dining room having double glazed windows to rear and side. Range of oak fronted floor and wall mounted storage units with extensive worksurfaces incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated oven and ceramic hob, spaces and plumbing for a dishwasher and fridge freezer. Radiator, exposed pine floorboards and a partly glazed door leading into:

## **REAR LOBBY**

Radiator, large storage cupboard and doors to the bathroom and utility room.

## **UTILITY ROOM**

3.00m x 2.17m (9' 10" x 7' 1")

Glazed UPVC door to the rear garden, double glazed windows to side and rear, laminate worktop with spaces and plumbing under for a washing machine and tumble dryer.





## **BATHROOM**

2.11m x 1.88m (6' 11" x 6' 2")

Double glazed window to rear, re-fitted white suite including a panelled bath with shower mixer tap and electric shower over, wash basin and WC. Tiled splashbacks, extractor fan and chrome towel radiator.

## **FIRST FLOOR LANDING**

Double glazed window to side, access to loft space, exposed pine floorboards and doors to the 3 bedrooms.

## **BEDROOM 1**

3.65m x 3.10m (12' 0" x 10' 2")

Double glazed window to front, built-in wardrobe cupboard, radiator.

## **BEDROOM 2**

3.31m x 2.30m (10' 10" x 7' 7")

Double glazed window overlooking the rear garden, radiator and exposed pine floorboards.

## **BEDROOM 3**

2.31m x 2.25m (7' 7" x 7' 5")

Double glazed window to side, radiator.

## **OUTSIDE**

To the front of the property there is an extensive gravelled driveway providing parking for numerous vehicles, well stocked shrub borders and fenced or hedged boundaries.

A tall timber pedestrian gate leads to the good sized rear garden which is divided into separate areas with a large paved patio immediately adjacent to rear, timber garden shed, external oil-fired boiler, plastic oil storage tank and access to the outbuilding. A further timber pedestrian gate leads to an additional paved area and large expanse of lawn with fencing and hedges to boundary, summer house.

## **OUTBUILDING**

2.08m x 1.56m (6' 10" x 5' 1")

A useful brick built outbuilding with power and light connected, door and window overlooking the lawned garden.

## DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn, passing through the villages of East and West Rudham and out into open countryside. Turn left signposted Harpley and Great Massingham and proceed through the village of Harpley and on into Great Massingham. Continue past the turning on the right to Charles Dewar Close where you will see the property immediately on your left, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

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

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band A.

## TENURE

This property is for sale Freehold.

## VIEWING

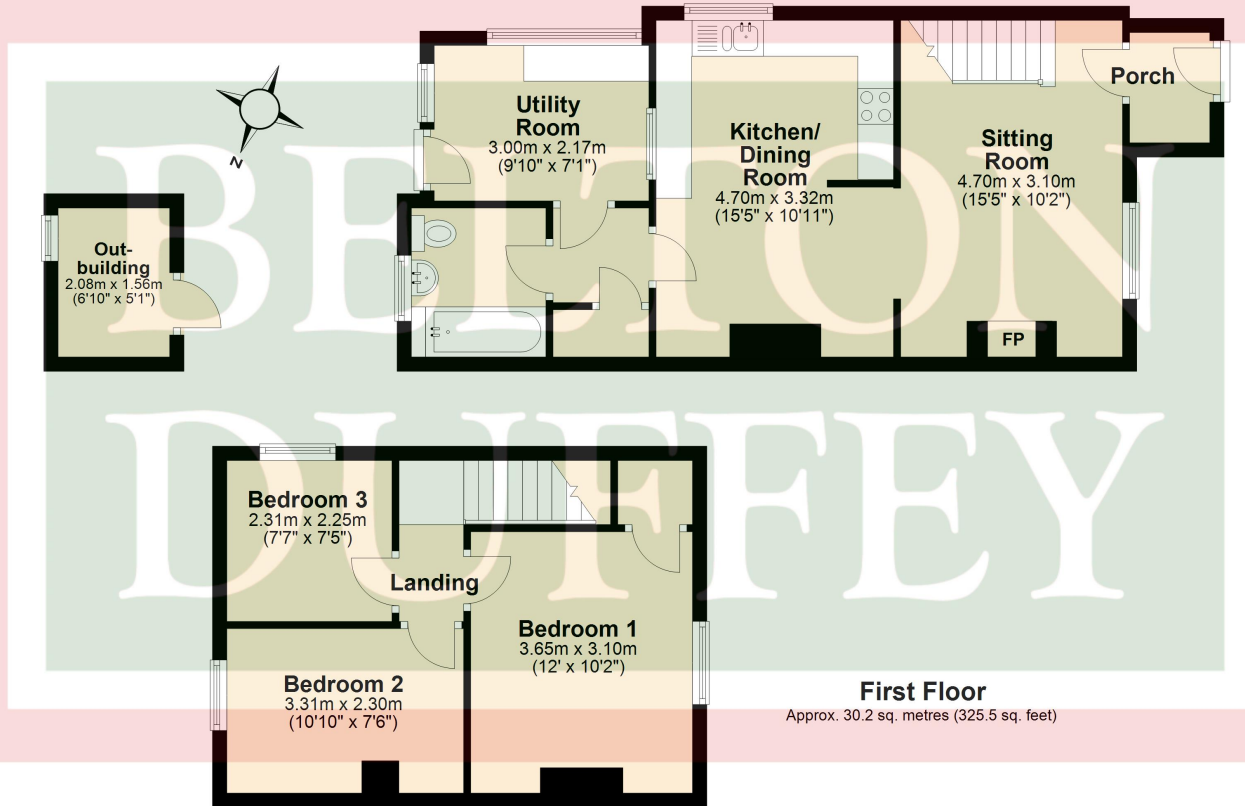
Strictly by appointment with the agent.





## Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



**First Floor**  
Approx. 30.2 sq. metres (325.5 sq. feet)

Total area: approx. 80.2 sq. metres (862.8 sq. feet)





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