



42 Groveside, East Rudham
Guide Price £255,000

BELTON DUFFEY

42 GROVESIDE, EAST RUDHAM, NORFOLK, PE31 8RL

A 3 bedroom semi detached ex-local authority house with a conservatory, extensive driveway parking, garage, workshop and garden studio building.

DESCRIPTION

42 Groveside is a semi detached ex-local authority house situated on a cul-de-sac in the sought after village of East Rudham. The property has spacious ground floor accommodation comprising an entrance hall, cloakroom, kitchen/dining room with a separate utility, sitting room and a good sized conservatory. Upstairs, the landing leads to the 3 bedrooms and a bathroom. The property also has the benefit of UPVC double glazed windows and doors, oak veneer internal doors, oil-fired central heating to radiators and an air conditioning unit in the conservatory providing heating and cooling.

Outside, there is extensive driveway parking to the front and side with a concrete sectional garage and an attractively landscaped west facing landscaped rear garden with a workshop and garden studio, currently used as a home office.

Please note there is a restrictive covenant on this property, which states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase. Please ask Belton Duffey for more information.



SITUATION

Situated approximately mid-way between King's Lynn and Fakenham, East Rudham is a rural village with a scattering of houses and cottages set mainly around the village green. Close to the source of the River Wensum, close by is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to East Rudham is the smaller village of West Rudham which both benefit from a mobile Post Office, celebrated public house The Crown, veterinary surgery, primary school, parish church, playing fields and a village hall.

The North Norfolk coast, an Area of Outstanding Natural Beauty is some 12 miles to the north, Norwich approximately 33 miles to the south-east, Fakenham 5 miles to the south-east and King's Lynn 15 miles south-west (with mainline station serving Cambridge and London).

ENTRANCE HALL

A partly glazed UPVC door with a storm porch over leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Radiator, porthole window to the front and doors to the cloakroom, kitchen/dining room and sitting room.

CLOAKROOM

WC, radiator, vinyl flooring and a recessed shelf.

KITCHEN/DINING ROOM

5.94m x 2.88m (19' 6" x 9' 5") at widest points. A good sized room with vinyl flooring. Comprising:

KITCHEN AREA

A range of grey painted base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Integrated oven with ceramic hob and stainless steel extractor hood over, fridge freezer space and space and plumbing for a dishwasher. Built-in shelved pantry, radiator, window to the conservatory and a door to the utility room. Open plan to:

DINING AREA

Ample room for a dining table and chairs with wiring for a pendant light over, radiator and glazed UPVC sliding doors to the conservatory.

UTILITY ROOM

2.82m x 2.49m (9' 3" x 8' 2") Base cupboard incorporating a stainless steel sink unit, spaces and plumbing for a washing machine and tumble dryer, space for a freestanding fridge freezer. Radiator, coat hooks, access to a storage area where the hot water cylinder is located, windows to the rear and side and a partly glazed UPVC door leading outside to the rear garden.

CONSERVATORY

5.00m x 2.74m (16' 5" x 9' 0") UPVC double glazed construction with an opaque polycarbonate roof, exposed brick walls, vinyl flooring, air conditioning unit providing heating and cooling. Windows overlooking the rear garden and French doors leading outside.

SITTING ROOM

3.96m x 3.81m (13' 0" x 12' 6") Exposed red brick open fire with a tiled hearth, radiator and a bow window to the front.



FIRST FLOOR LANDING

Window to the side, loft hatch and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.84m x 3.15m (12' 7" x 10' 4") Extensive range of fitted wardrobes and storage cupboards incorporating a dressing table, radiator and a window to the front.

BEDROOM 2

3.56m x 2.88m (11' 8" x 9' 5") Built-in storage cupboard, radiator and a window overlooking the rear garden.

BEDROOM 3

2.76m x 2.37m (9' 1" x 7' 9") Built-in storage cupboard, radiator and a window to the front.

BATHROOM

2.30m x 1.70m (7' 7" x 5' 7") A white suite comprising a panelled bath with an electric shower over and glass shower screen, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, radiator and an obscured glass window to the rear.

OUTSIDE

Number 42 is set back from the road behind a lawned front garden with an extensive gravelled driveway to the side providing parking for several vehicles with a gravelled walkway to the front entrance door with a storm porch over, external oil-fired boiler.

The driveway continues to the side of the property through timber double gates onto a paved parking area suitable for a caravan or trailer etc and leading to the concrete sectional garage. The west facing rear garden beyond has been attractively landscaped with a lawn, gravelled area opening out from the conservatory and a raised sandstone paved terrace with a garden bar which screens the oil tank. To the rear of the garden, there is a timber workshop and a timber garden studio building.

OUTBUILDINGS

GARAGE

4.88m x 2.92m (16' 0" x 9' 7") - concrete sectional garage with timber double doors to the front, power and light.

WORKSHOP

4.58m x 2.98m (15' 0" x 9' 9") - timber workshop with a door and window to the front, power and light.

GARDEN STUDIO

4.14m x 2.90m (13' 7" x 9' 6") - currently used as a home office. Timber construction with a UPVC window and door to the front, power and light.

DIRECTIONS

From Belton Duffey's Fakenham office, proceed out of Fakenham on the A148 heading west towards King's Lynn. On entering the village of East Rudham go past The Crown public house and continue through the village and after a short distance the turning to Groveside can be found on the right-hand side. Turn into Groveside bearing right then left where you will see number 42 further up on the 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 E.

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

TENURE

This property is for sale Freehold.

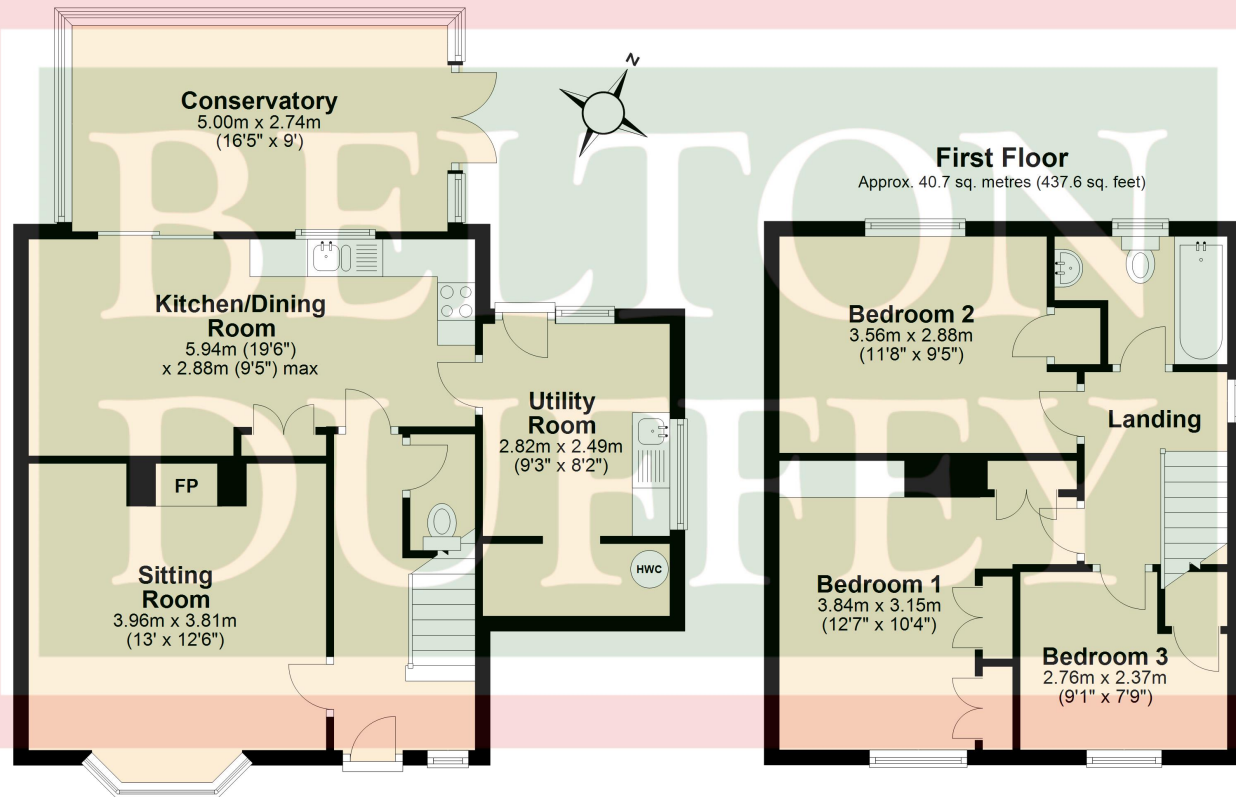
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)





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