



**30 Sandy Lane, Fakenham**  
**Guide Price £700,000**

**BELTON DUFFEY**







## **30 SANDY LANE, FAKENHAM, NORFOLK, NR21 9EZ**

A superb brick and flint detached family house with spacious 4/5 bedroom accommodation, driveway parking and secluded 1/3rd acre gardens (sts), popular part of town.

### **DESCRIPTION**

30 Sandy Lane is rare opportunity to purchase a superb detached character house set well back from the road in one of the most sought after areas of the market town of Fakenham. Formerly a small cottage, the property has been sympathetically extended in more recent years in the traditional brick and flint style to now create a substantial family home which still offers tremendous scope for further improvement. The ground floor living accommodation comprises an entrance hall, cloakroom, kitchen with a separate utility and dining room, snug and a large sitting room with fireplace. The landing upstairs leads to 4 bedrooms plus bedroom 5/study, bedroom 1 with an en-suite bathroom, and a family bathroom with shower cubicle.

Outside, the property, with long private driveway, has a lawned front garden with additional parking for several vehicles, garage/car port and a good sized, mature rear garden with large pond and small orchard area. In all, the gardens and grounds amount to approximately 1/3rd acre (subject to survey).

### **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.

### **ENTRANCE PORCH**

An impressive porch of oak construction on brick and flint plinth and tiled pitched roof. Partly glazed timber door leading into:

### **ENTRANCE HALL**

3.86m x 2.72m (12' 8" x 8' 11")

Bow window to front, staircase to galleried first floor landing with storage cupboard under and a fitted cupboard to the side, vinyl flooring, radiator, coved ceiling.

### **SNUG**

3.86m x 3.67m (12' 8" x 12' 0")

Multi-paned windows to rear and side, open fireplace with feature display niches, radiator, coved ceiling.





## **DINING ROOM**

3.66m x 3.60m (12' 0" x 11' 10")

Bow window to front, laminate flooring, dado rail, coved ceiling, radiator, feature brick archway to:

## **KITCHEN**

6.05m x 3.66m (19' 10" x 12' 0")

A generous farmhouse style kitchen with multi-paned window to side and door to garden, excellent range of floor and wall mounted storage units in attractive light oak, extensive polished granite worksurfaces incorporating butler sink unit with swivel mixer tap, pebble effect splashback tiling. Feature arched recess with space and connection for gas cooker, space and plumbing for a dishwasher, integrated fridge, tiled flooring, radiator, ceiling recessed downlighters, exposed ceiling beam, coved ceiling.

## **UTILITY ROOM**

2.21m x 1.92m (7' 3" x 6' 4")

Multi-paned window to side, worksurface, spaces and plumbing for a washing machine and tumble dryer, recess for fridge/freezer, Ideal gas-fired boiler, tiled flooring.

## **CLOAKROOM**

2.07m x 0.98m (6' 9" x 3' 3")

Multi-paned window to side, WC, wall mounted wash basin, tiled flooring, radiator, extractor fan.

## **SITTING ROOM**

6.57m x 5.21m (21' 7" x 17' 1")

A characterful room of generous proportions with twin multi-paned windows to side, feature inglenook style brick fireplace with display niches, bressumer beam and raised tiled hearth housing a cast iron wood burning stove, 2 radiators, wall light points, coved ceiling.

## **FIRST FLOOR LANDING AND INNER HALLWAY**

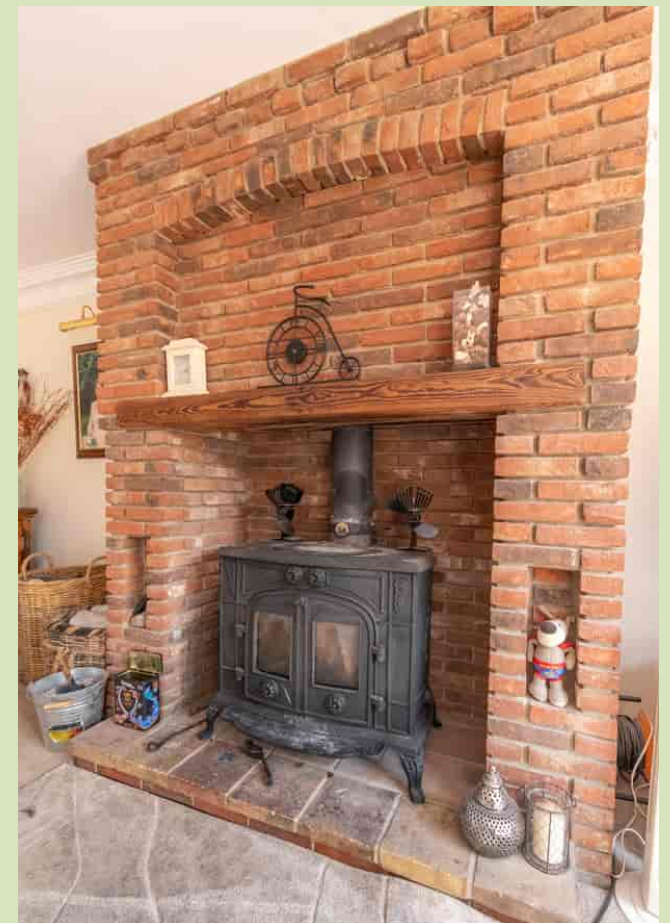
Galleried first floor landing with room for freestanding furniture, windows to front and side, access to loft space, radiator, airing cupboard housing the hot water cylinder, ceiling beam, coved ceiling.

## **BEDROOM 1**

6.53m x 5.21m (21' 5" x 17' 1")

A spacious principal bedroom with twin multi-paned windows to side, extensive full wall of built-in wardrobe cupboards, exposed pine floorboards, 2 radiators, coved ceiling. Door to:







## **EN SUITE BATHROOM**

3.01m x 2.84m (9' 11" x 9' 4")

Window to side, suite comprising fully tiled shower cubicle, panelled bath, vanity unit with inset wash basin and storage cupboards below, WC, complimentary tiling, exposed pine floorboards, radiator, large storage cupboard.

## **BEDROOM 2**

3.67m x 3.61m (12' 0" x 11' 10")

Window to front, radiator, coved ceiling.

## **BEDROOM 3**

3.67m x 2.82m (12' 0" x 9' 3")

Window to rear, feature corner cast iron fireplace, radiator, coved ceiling.

## **BEDROOM 4**

3.49m x 2.95m (11' 5" x 9' 8")

Window to rear, radiator, coved ceiling.

## **BEDROOM 5/STUDY**

3.00m x 2.83m (9' 10" x 9' 3")

Window to front, radiator, coved ceiling.

## **FAMILY BATHROOM**

2.92m x 2.84m (9' 7" x 9' 4") at widest points.

Window to side, panelled bath, fully tiled shower cubicle, vanity unit with inset wash basin and storage cupboards below, WC, complimentary tiling, vinyl flooring, radiator, ceiling recessed downlighters, extractor fan, coved ceiling.

## **OUTSIDE**

30 Sandy Lane enjoys a high degree of privacy and is set well back from the road screened by Laurel hedging. A remote control electric metal gate opens onto a long private brick paved driveway leading to extensive brick paved parking for numerous vehicles and a neat lawned area flanked by Laurel hedging, with inset mature trees and shrub borders.

To the rear is a generous, mature garden with extensive block paved patio and extensive lawns with shrub borders. Large garden pond, orchard area with productive fruit trees, area set aside to vegetable cultivation, 2 timber garden sheds, secure fencing to boundaries. In all, the gardens and grounds extend to approximately 1/3rd acre (subject to survey).







## **GARAGE/CAR PORT**

6.47m x 3.00m (21' 3" x 9' 10")

Integral covered parking for 1 car, with ornate double doors to front and open rear, power and light connected.

## **DIRECTIONS**

Proceed out of Fakenham on the Wells Road towards the A148 Fakenham to King's Lynn road. Take the last turning on the left into Sandy Lane, just before the Shell petrol station, and proceed down this road where the property will be found further down on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators, fireplace in the sitting room housing a wood burning stove. EPC Rating Band TBC.

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

## **TENURE**

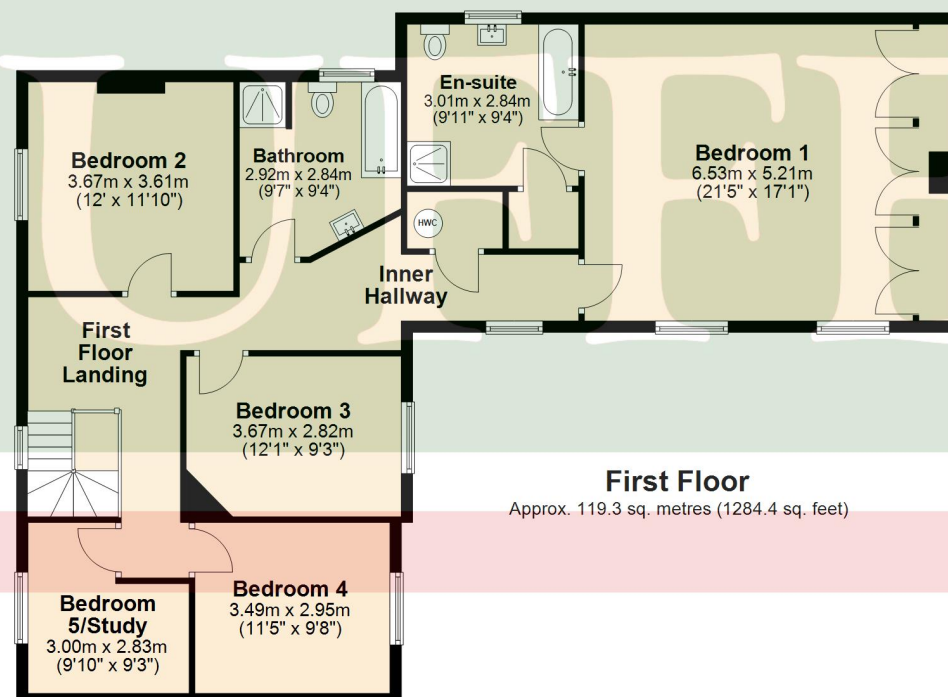
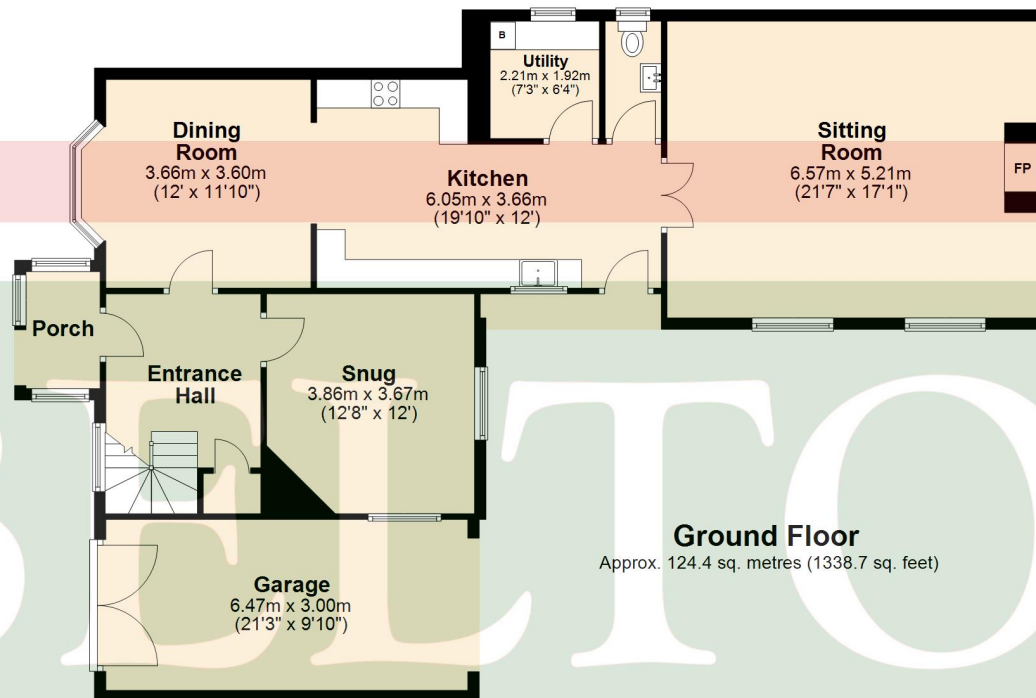
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 243.7 sq. metres (2623.1 sq. feet)



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