



**101 Rudham Stile Lane, Fakenham**  
**Guide Price £599,950**

**BELTON DUFFEY**



# **101 RUDHAM STILE LANE, FAKENHAM, NORFOLK, NR21 8JP**

A substantial detached family house with flexible 5 bedroom accommodation, including self-contained annexe, with driveway parking, good sized gardens and a garden studio building,

## **DESCRIPTION**

101 Rudham Stile Lane is a substantial individual detached family house situated in a private tucked away location set well back from the road on the northern outskirts of the market town of Fakenham. The property offers exceptionally versatile accommodation which lends itself to multi-generational living providing privacy for each family member and common living areas. The main house has a kitchen/breakfast room, large sitting room and conservatory diner, ground floor bedroom and bathroom with an impressive vaulted hallway and landing leading to 2 further upstairs bedrooms, the principal also having an en suite bathroom. The connected annexe has its own separate access with a comfortable sitting/dining room, kitchen and conservatory with 2 bedroom suites on the ground floor and first floor. Further benefits include gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, there is extensive driveway parking and an attractively landscaped rear garden that wraps around the property to the south and west and provides the main house and annexe their own private outside areas. A timber garden studio has 2 rooms and a cloakroom with power, plumbing and internet connection providing an ideal home office for those buyers looking to work from home.

## **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.

## **MAIN HOUSE**

The main house is accessed from the driveway to the front of the property with a partly glazed UPVC door leading into:

## **ENTRANCE PORCH**

Space for coat hooks and shoe storage, window to the front and a partly glazed UPVC door leading into:

## **KITCHEN/BREAKFAST ROOM**

5.90m x 3.01m (19' 4" x 9' 11") A good sized room with an extensive range of cream Shaker style base and wall units with laminate worktops over incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks and built-in pantry cupboard. Integrated double oven and ceramic hob with a stainless steel extractor hood over, recess for an American style fridge freezer, space and plumbing for a dishwasher or washing machine. Breakfast bar with space under for stools, 2 windows to the front, engineered oak flooring and an opening to:



## **SITTING ROOM**

5.57m x 3.94m (18' 3" x 12' 11") Faux fireplace with a slate tiled hearth, engineered oak flooring, large window overlooking the rear garden, door to the inner hallway and glazed sliding patio doors leading into:

## **CONSERVATORY/DINER**

3.10m x 2.47m (10' 2" x 8' 1") Heated conservatory/diner of UPVC double glazed construction on a low brick wall with a vaulted ceiling and tiled roof, power and lighting. Glazed doors leading outside to the side and rear of the property.

## **INNER HALLWAY**

Impressive inner hallway with a full height vaulted ceiling to the galleried first floor landing, utility cupboard with spaces and plumbing for a stacked washing machine and tumble dryer, engineered oak flooring. Window overlooking the rear garden, doors to bedroom 3 and the ground floor bathroom and a connecting door to the annexe.

## **BEDROOM 3**

3.97m x 3.33m (13' 0" x 10' 11") Extensive range of fitted wardrobe cupboards, window overlooking the rear garden.

## **BATHROOM**

A white suite comprising a panelled bath with a shower mixer tap and folding shower screen over, pedestal wash basin and WC. Chrome towel radiator, vinyl flooring, tiled splashbacks, extractor fan and a window to the front with obscured glass.

## **FIRST FLOOR LANDING**

Light and airy galleried first floor landing with a glass balustrade and Velux windows to the front and rear. Space for a small office area, built-in airing cupboard housing the hot water cylinder and doors to bedrooms 1 and 2.

## **BEDROOM 1**

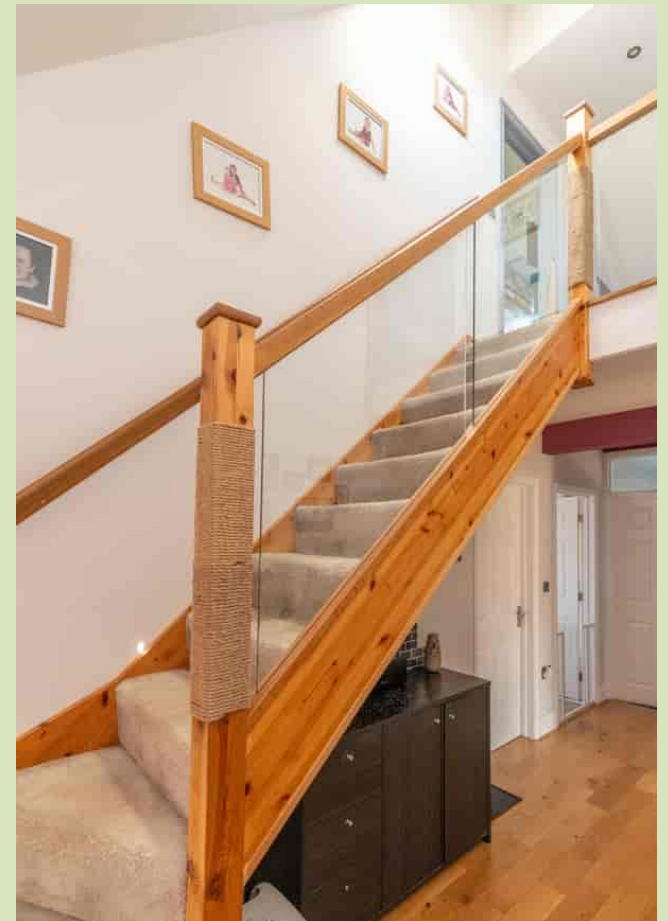
5.64m x 4.80m (18' 6" x 15' 9") at widest points. Large principal bedroom suite with a dormer window to the front and 2 Velux windows to the rear, built-in wardrobe cupboard and a door leading into:

## **EN SUITE BATHROOM**

A contemporary suite comprising a panelled bath with a chrome mixer shower over and glass screen, vanity storage unit incorporating a wash basin and WC. Towel radiator, extractor fan and a Velux window to the front.

## **BEDROOM 2**

4.80m x 3.30m (15' 9" x 10' 10") at widest points. Dormer window to the front and a Velux window to the rear, built-in wardrobe cupboard and a door leading into:



## **EN SUITE CLOAKROOM**

Vanity storage unit incorporating a wash basin, WC, chrome towel radiator and a Velux window to the front.

## **ANNEXE**

The annexe has its own separate access to the side of the property with UPVC French doors leading into:

### **ANNEXE SITTING/DINING ROOM**

7.05m x 2.98m (23' 2" x 9' 9") at widest points. A comfortable sitting/dining room with space for a sofa and chairs and a small dining table etc. Window to the front, staircase leading up to the first floor, French doors to the conservatory and a door to the annexe bedroom 2. Opening to:

### **ANNEXE KITCHEN**

2.70m x 2.18m (8' 10" x 7' 2") A range of matt grey base and wall units with laminate worktops incorporating a resin sink unit with mixer tap, tiled splashbacks. Integrated appliances including oven, microwave, ceramic hob, fridge freezer and dishwasher, space and plumbing for a washing machine. Gas-fired boiler and a window overlooking the rear garden.

### **ANNEXE CONSERVATORY**

2.89m x 2.78m (9' 6" x 9' 1") UPVC double glazed construction, electric radiator and French doors leading outside to the rear garden.

### **ANNEXE BEDROOM 2**

3.33m x 3.01m (10' 11" x 9' 11") Window to the front of the property, connecting door to the main house and a wide opening to:

### **ANNEXE BEDROOM 2 DRESSING ROOM**

3.16m x 3.01m (10' 4" x 9' 11") Window to the front, door to the sitting/dining room and a sliding door leading into:

### **ANNEXE BEDROOM 2 EN SUITE**

Wet room style shower area with a chrome mixer shower, corner wall mounted wash basin, WC, white towel radiator and extractor fan.

### **ANNEXE FIRST FLOOR LANDING**

Built-in wardrobe cupboard, Velux window to the rear and a door leading into:

### **ANNEXE BEDROOM 1**

4.80m x 3.22m (15' 9" x 10' 7") Dormer window to the front and a Velux window to the rear, walk-in wardrobe cupboard and a door leading into:

### **ANNEXE BEDROOM 1 EN SUITE**

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, extractor fan and a Velux window to the front.



## **OUTSIDE**

Number 101 is set well back off Rudham Stile Lane behind an extensive gravelled driveway providing parking for numerous vehicles with fenced and hedged boundaries, covered parking bay and a tall feature eucalyptus tree. Access to the main property's entrance porch and annexe to the side.

Pedestrian gates to both sides lead to the south westerly facing rear garden that wraps around the property. The garden has been divided into 2 distinct sections providing the main house and annexe their own private outdoor spaces. The main garden comprises a lawn with an extensive ceramic tiled terrace with a pergola over an outside kitchen area. A gravelled walkway leads to the garden studio building and a summer house with fenced and hedged boundaries. The annexe garden has been paved and gravelled for ease of maintenance with a seating area and pergola over.

## **GARDEN STUDIO**

Timber garden studio building with power, light and internet connection. Comprising:

ROOM 1 - 4.32m x 3.27m (14' 2" x 10' 9")

Range of fitted base and wall units with a laminate worktop incorporating a stainless steel sink with mixer tap and electric water heater (also serving the cloakroom wash basin). 2 windows to the front and doors to:

ROOM 2 - 3.27m x 2.96m (10' 9" x 9' 9")

2 windows to the front.

CLOAKROOM

Vanity storage unit incorporating a wash basin, WC.

## **DIRECTIONS**

Enter Fakenham heading east on the Wells Road passing the Shell petrol station on the right and pass straight over the mini roundabout. Bear left at the next mini roundabout and turn left onto Field Lane. Continue to the end turning right where it joins Rudham Stile Lane and take the next left staying on Rudham Stile Lane and over the old railway bridge. You will see number 101 a little further up on the right-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. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Bands: Main House Band D, Annexe Band A.

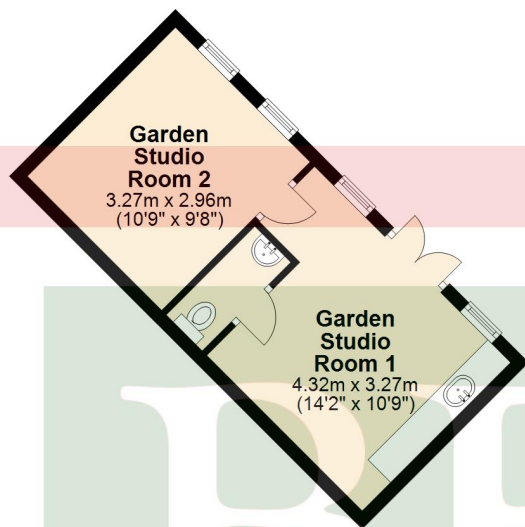
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

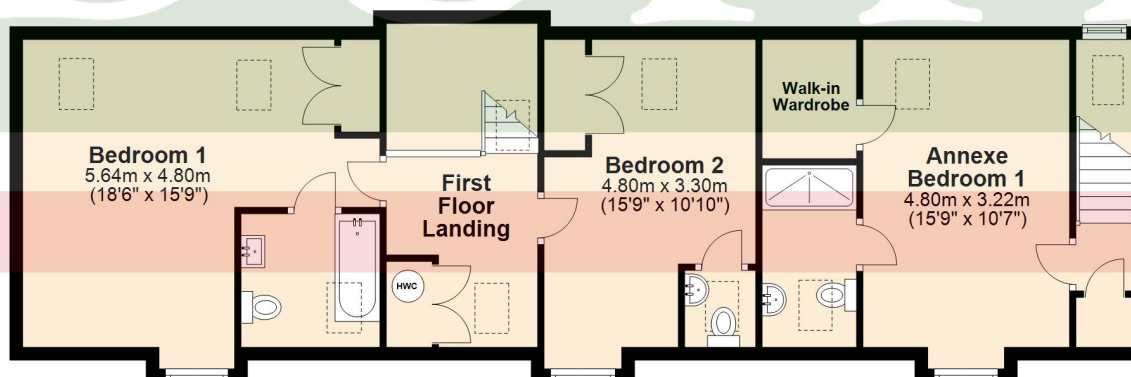
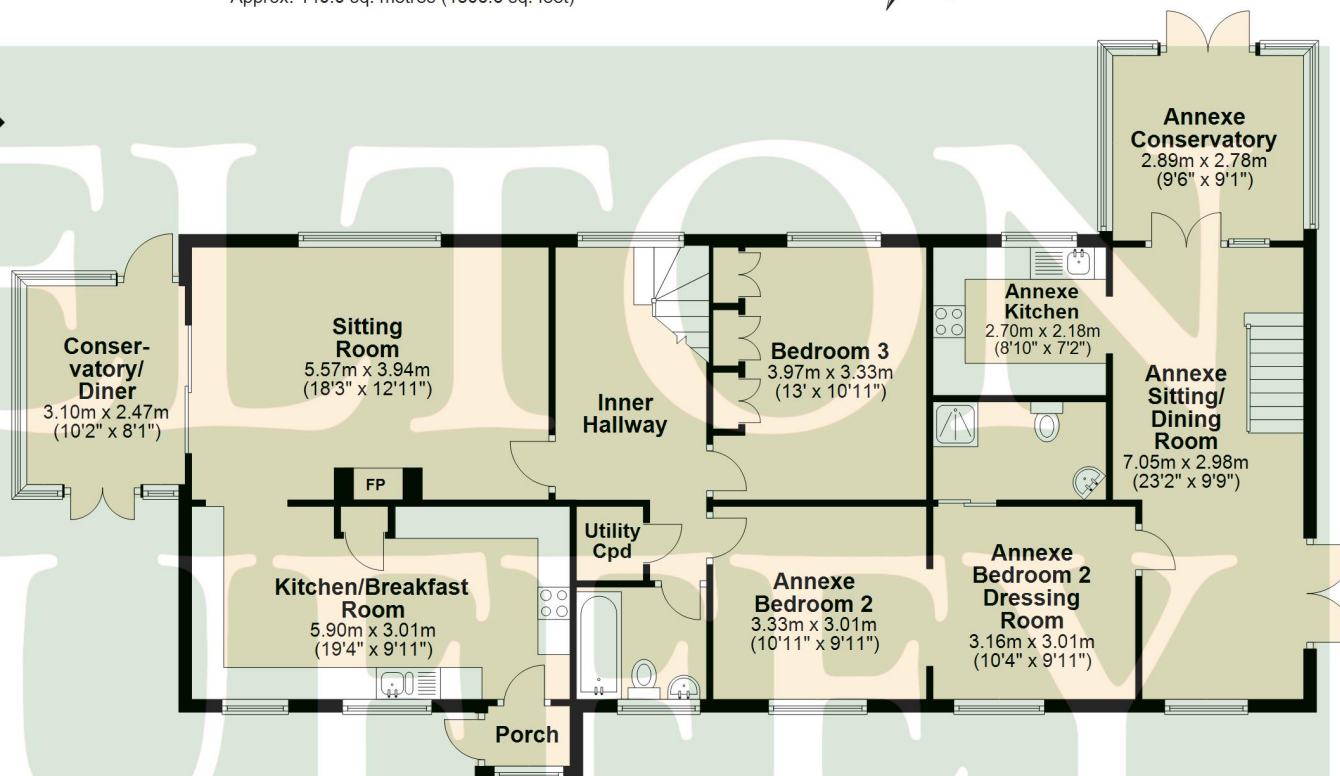
Strictly by appointment with the agent.





## Ground Floor

Approx. 140.0 sq. metres (1506.6 sq. feet)



## First Floor

Approx. 85.2 sq. metres (917.3 sq. feet)

Total area: approx. 225.2 sq. metres (2423.9 sq. feet)



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