



Oakridge, North Elmham
Guide Price £575,000

BELTON DUFFEY



OAKRIDGE, 26 EASTGATE STREET, NORTH ELMHAM, NORFOLK, NR20 5HD

A substantial 5 bedroom detached house with driveway parking, extensive garaging and workshops in 1/4 acre gardens and grounds (sts).

DESCRIPTION

Oakridge has been in the same family for some 50 years and has seen many improvements and extensions over this time to now provide a substantial family home in a popular village with an active community and plenty of nearby amenities. Whilst it's difficult to establish the exact date of the property, it is likely that there was originally a period cottage on the site which was significantly extended in the 1940s. United Dairies housed their Manager in the property at a time when the 'Milk Train' ran from North Elmham down to Ilford to provide fresh milk for Londoners (the line was closed down in the 1960s).

The house has flexible accommodation including 2 ground floor bedrooms with en suite cloakrooms giving new owners the opportunity to run a bed and breakfast or have multi generational accommodation. Also on the ground floor are 3 reception rooms, kitchen, utility, cloakroom and bathroom, garden room and conservatory whilst on the first floor are 3 bedrooms (1 with dressing room) and a bathroom.

The generous outside space amounts to almost 1/4 acre (subject to survey), beautifully maintained with south facing lawns, terraces and lovely countryside views. To further complement the accommodation on offer, there are also 2 garages - 1 double and 1 single as well as a detached brick built workshop, further workshop/store and plenty of driveway parking for cars, caravan, campervan or boat.

SITUATION

The village of North Elmham has good local facilities including a village shop, post office, primary school, GP surgery, 2 public houses, sports clubs and an active village hall. At Elmham Church are the ruins of a Saxon cathedral which was the centre of Christianity for the area before Ely and Norwich cathedrals were built. The nearby market towns of Dereham, Reepham and Fakenham (famous for its racecourse) offer an excellent range of supermarkets, schools and other facilities whilst the Georgian town of Holt is well known for its excellent shops and is also home of Greshams School.

The cathedral city of Norwich is situated to the southeast and is the regional centre and renowned for its shopping and cultural facilities, range of private schools as well as having a university, university hospital and several business parks. There are mainline railway stations at both Norwich and Downham Market with regular trains to London Liverpool Street and Kings Cross. Norwich also has an expanding domestic and international airport. Both the North Norfolk Coast and Norfolk Broads are within easy driving distance and the area is renowned for its unspoilt natural beauty.

ENTRANCE HALL

A partly glazed hardwood door leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage cupboard and doors to the sitting room, dining room and breakfast room.

BREAKFAST ROOM

3.65m x 2.95m (12' 0" x 9' 8") A range of pale grey Shaker style base cupboards with laminate worktops and upstands, former fireplace housing the oil-fired boiler, radiator, Amtico LVT flooring, serving hatch to the kitchen and a window overlooking the rear garden. Door to the sitting room and an opening to the kitchen.



KITCHEN

4.68m x 2.35m (15' 4" x 7' 9") A range of pale grey Shaker style base and wall units with laminate worktops and upstands incorporating a stainless steel sink unit with a chrome swan neck mixer tap. Integrated appliances including 2 ovens, warming drawer, Neff induction hob with an extractor over, fridge freezer, further fridge and a dishwasher. Amtico LVT flooring, wide window overlooking the rear garden and doors to the rear lobby, side hall and dining room.

REAR LOBBY

Door to the cloakroom, opening to the utility room and a partly glazed UPVC door leading outside to the rear garden.

CLOAKROOM

Wash basin, WC.

UTILITY ROOM

Pale grey base and wall cupboards with laminate worktops incorporating a stainless steel sink, spaces and plumbing for a stacked washing machine and tumble dryer. Partly glazed door leading into:

CONSERVATORY

5.40m x 2.85m (17' 9" x 9' 4") UPVC double glazed construction on a low brick wall with a polycarbonate roof, ceiling fan light, radiator and French doors leading outside to the rear garden.

SITTING ROOM

8.38m x 3.83m (27' 6" x 12' 7") A triple aspect sitting room with windows to the front, side and rear, 2 radiators, central double sided fireplace (currently housing electric fire).

DINING ROOM

4.45m x 3.77m (14' 7" x 12' 4") Ample space for a dining table and 8 chairs, Amtico LVT flooring, radiator and a window to the front.

SIDE HALL

Doors to the 2 ground floor bedrooms and bathroom, loft access, glazed aluminium door to the sun room.

BEDROOM 4

3.95m x 3.08m (13' 0" x 10' 1") Double aspect windows to the front and side, recessed shelving, radiator and a door leading into:

EN SUITE CLOAKROOM

Corner vanity cupboard incorporating a wash basin, WC.

BEDROOM 5

3.79m x 2.58m (12' 5" x 8' 6") Built-in storage cupboard, window to the side and a sliding door leading into:



EN SUITE CLOAKROOM

Pedestal wash basin and WC.

GROUND FLOOR BATHROOM

Shower bath with a shower mixer tap and glass screen, tiled walls, extractor and radiator.

SUN ROOM

3.09m x 1.98m (10' 2" x 6' 6") UPVC double glazed construction on a low brick wall with a polycarbonate roof, glazed door leading outside to the side of the property.

FIRST FLOOR LANDING

Impressive full height landing galleried to the entrance hall below, doors to the 3 upstairs bedrooms, bathroom and cloakroom.

BEDROOM 1

4.63m x 3.85m (15' 2" x 12' 8") Double aspect windows to the front and side, radiator and a door leading into:

DRESSING ROOM

1.93m x 1.44m (6' 4" x 4' 9") Window to the front, loft access and a leaded glass panel to the landing.

BEDROOM 2

4.51m x 3.79m (14' 10" x 12' 5") Extensive range of fitted wardrobes cupboards, drawer units and a dressing table, radiator and double aspect windows to the front and side.

BEDROOM 3

3.62m x 3.45m (11' 11" x 11' 4") Shower cubicle, wash basin, radiator and double aspect windows to the side and overlooking the rear garden.

BATHROOM

Panelled bath with a shower mixer tap, pedestal wash basin, built-in airing cupboard housing the hot water cylinder, electric wall heater, radiator and window to the rear with obscured glass.

CLOAKROOM

WC and a window to the rear with obscured glass.



OUTSIDE

Oakridge is set back from the road behind a low brick wall with attractive cast iron railings and pedestrian gates opening onto a gravelled garden with shrub beds and space for planters. Pathway leading to the front entrance door and around to the side of the property with the oil tank positioned inside the gate.

An extensive driveway to the side provides parking for several vehicles, caravan or boat, etc, and leads to the double garage. The rear garden is south facing and has been beautifully landscaped with paved and gravelled terraces, good sized lawn with well stocked beds, walled and fenced boundaries with mature borders. To the east side can be found a further workshop/store and separate timber summerhouse.

In the far corner, steps lead up to a 'secret' garden with a lawn and fine views over a neighbouring paddock plus a decked terrace screened with glass panels and timber summer house. In all, the gardens and grounds amount to almost 1/4 acre (subject to survey).

DOUBLE GARAGE

6.14m x 5.42m (20' 2" x 17' 9") Wide up and over door to the front, inspection pit, windows to the side and rear and pedestrian door to the rear garden. Up and over door to:

SINGLE GARAGE

5.35m x 2.62m (17' 7" x 8' 7") Accessed through the double garage with windows to the side and rear.

WORKSHOP

6.73m x 2.62m (22' 1" x 8' 7") Brick built workshop with a pitched tiled roof and windows to the side and rear.

DIRECTIONS

Leave Fakenham on the B1146 Dereham Road and after approximately 6 miles turn left at the T junction onto the B1145. Pass through the village of Brisley and after a few miles go straight across the staggered crossroads, staying on the B1145, and continue on into the village of North Elmham. Turn left at the crossroads with the Kings Head public house and take the first right into Eastgate Street where you will see Oakridge (number 26) approximately 200 yards further up on the right.

OTHER INFORMATION

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

Breckland District Council, The Guildhall, St Whitburga Lane, Dereham, Norfolk. Council Tax Band D.

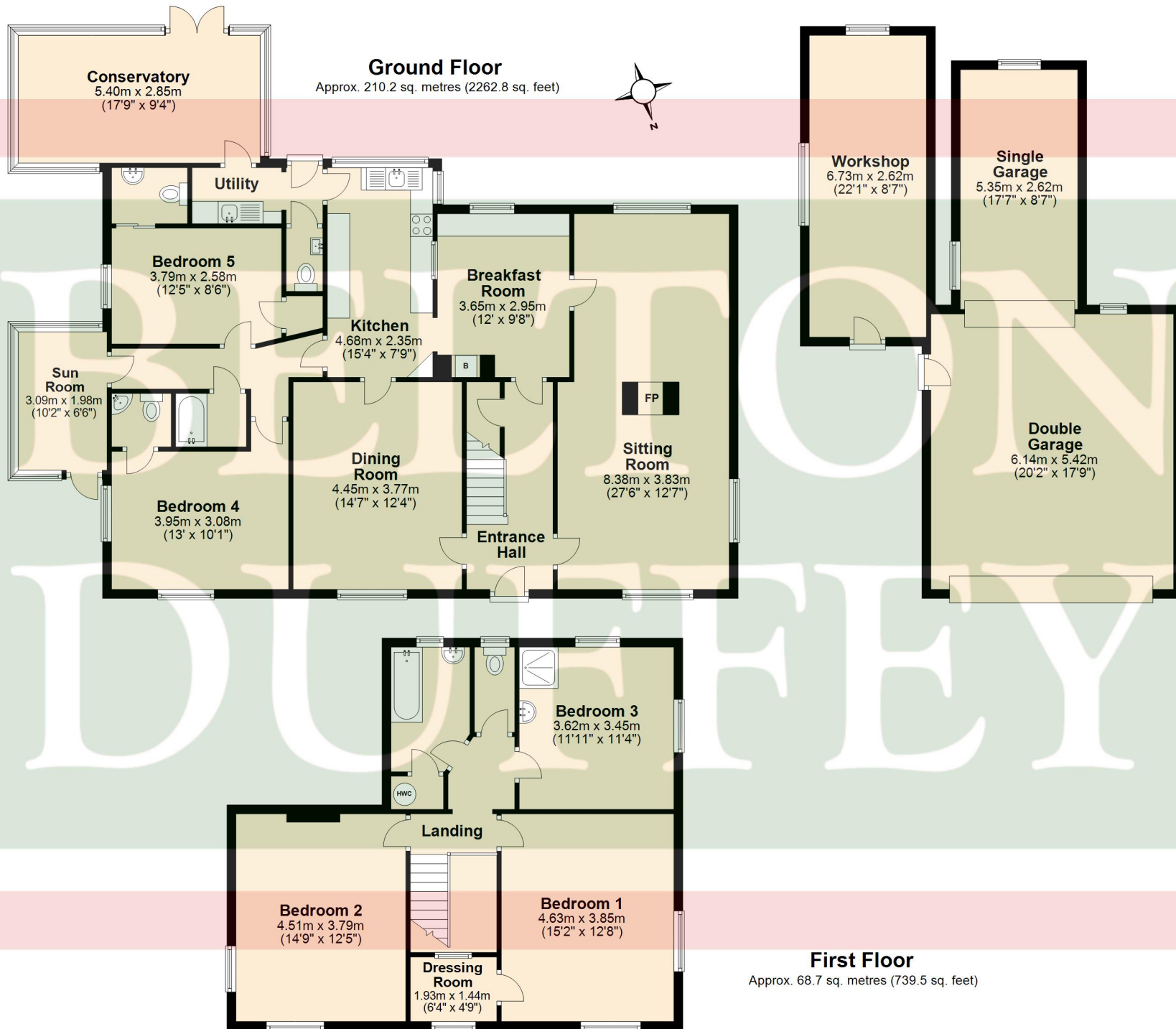
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

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

www.beltonduffey.com

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