



**37d Norwich Road, Fakenham**  
**Guide Price £250,000**

**BELTON DUFFEY**

## 37D NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8AU

A superb 3 bedroom, 2 bathroom house in an historic landmark building close to the centre of Fakenham. No onward chain.

### DESCRIPTION

37d Norwich Road is believed to date from approximately 1858 and forms part of what was the Fakenham Industrial School, a domestic services training school for girls. The school survived until 1903 when the building was taken over by Barnados.

Today, the property now forms several homes with number 37d occupying part of the rear of the building. This superb family home has spacious accommodation briefly comprising an impressive open plan kitchen/dining/living room, 3 bedrooms with vaulted ceilings, 2 bathrooms and a cellar with the further benefit of UPVC double glazed windows and doors and gas-fired central heating.

Outside, there is an allocated parking space and a communal courtyard garden, shared with the neighbouring properties.



## **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.

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

9.32m x 5.47m (30' 7" x 17' 11") at widest points.

Wonderful light and airy room with engineered oak flooring, 2 windows overlooking the courtyard garden, 2 windows and UPVC entrance door to the side.

### **KITCHEN/DINING AREA**

Contemporary range of gloss base and wall units with oak block worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated appliances including double oven with 5 ring gas hob and chrome and glass extractor over, fridge freezer, spaces and plumbing for dishwasher and washing machine. Tiled floor and shelved cupboard housing the gas-fired boiler. Space for a dining table and chairs with wiring for pendant lights above, shallow storage cupboard. Open plan to:

### **LIVING AREA**

Ample room for sofas and chairs etc, radiator and a door leading into:

## **REAR LOBBY**

Space for coat hooks, radiator, staircase to first floor landing and a door leading into:

## **GROUND FLOOR BATHROOM**

2.37m x 2.05m (7' 9" x 6' 9")

White suite comprising a bath with shower mixer tap, pedestal wash basin and WC. Chrome towel radiator, tiled floor and splashbacks, extractor fan.

## **GALLERIED LANDING**

Galleried landing with a window to the north on the half landing, radiator and doors to the shower room and inner hallway.



## **SHOWER ROOM**

3.01m x 1.09m (9' 11" x 3' 7")

A sliding door from the landing leads into the shower room with a white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and corner WC. Chrome towel radiator, tiled floor and splashbacks, extractor fan and loft hatch.

## **INNER HALL**

L-shaped with vaulted ceiling and exposed beams, radiator. Window to the side overlooking the courtyard garden.

## **BEDROOM 1**

3.46m x 3.25m (11' 4" x 10' 8")

Impressive room with vaulted ceiling with exposed beams, radiator and 2 high level windows.

## **BEDROOM 2**

4.62m x 2.70m (15' 2" x 8' 10")

Vaulted ceiling with exposed beams, radiator and double aspect windows overlooking the courtyard garden.

## **BEDROOM 3**

4.62m x 2.71m (15' 2" x 8' 11")

Vaulted ceiling with exposed beams, radiator and a large window overlooking the courtyard garden.

## **OUTSIDE**

A driveway to the side of the property leads to a parking area where number 37d has an allocated parking space with further visitor's parking available. There is a communal brickweave courtyard garden immediately behind the property and a small communal lawn with a rotary washing line.

## **CELLAR**

3.84m x 2.79m (12' 7" x 9' 2") at widest points.

A door to the side of the property opens onto a staircase leading down to the part arched brick cellar providing useful storage. Pamment tiled floor.

## **DIRECTIONS**

Leave Fakenham town centre on the Norwich Road heading east and you will see number 37 approximately 150 yards further up on the left hand side. 37d is located at the rear of the building.

## OTHER INFORMATION

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

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

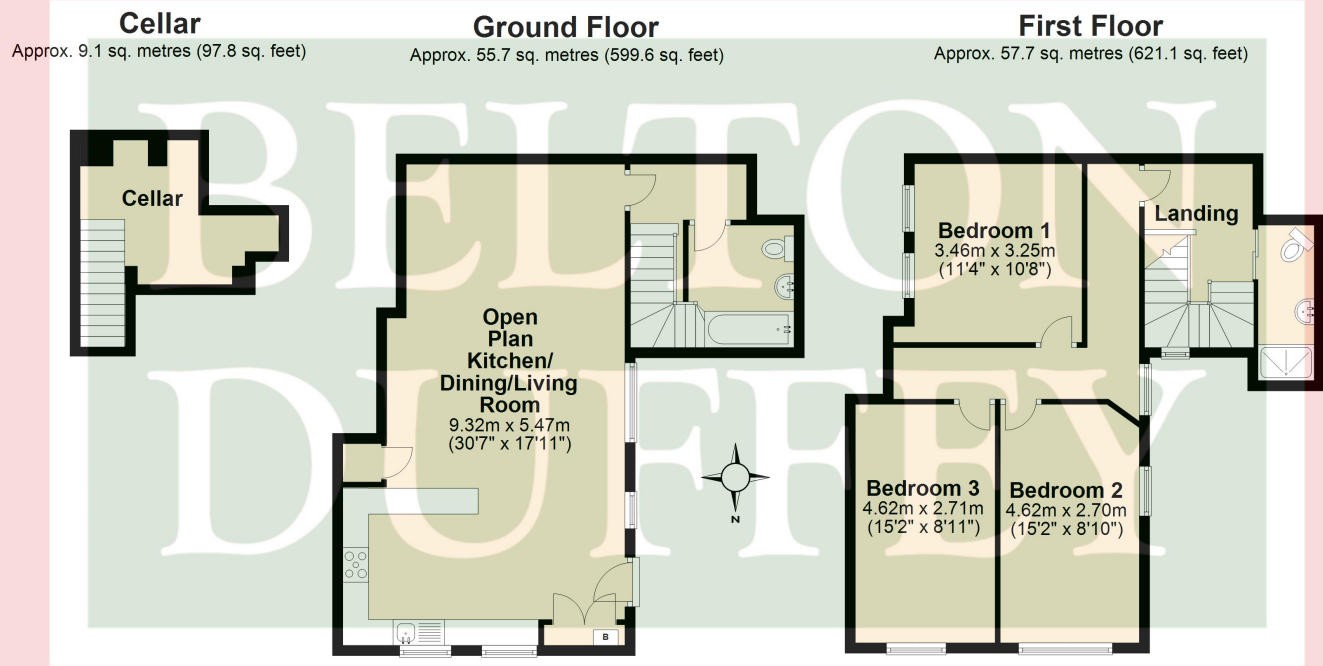
## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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