



15 Groveside, East Rudham
Guide Price £230,000

BELTON DUFFEY

15 GROVESIDE, EAST RUDHAM, NORFOLK, PE31 8RL

Requiring refurbishment, a 3 bedroom semi detached ex-local authority house with good sized gardens on a cul-de-sac in this sought after village. No chain.

DESCRIPTION

15 Groveside is a semi detached ex-local authority house situated on a cul-de-sac in the sought after village of East Rudham with views over neighbouring countryside to the rear. Now requiring a programme of refurbishment, there is ground floor accommodation comprising an entrance hall, kitchen with a separate utility room, dining room, conservatory, sitting room and a cloakroom. Upstairs, the landing leads to the 3 bedrooms and a bathroom. The property also has the benefit of UPVC windows and doors, oil-fired central heating and a useful attached store offering scope to create additional accommodation, subject to the necessary permissions.

Outside, there is driveway parking with a concrete sectional garage, a hedged front garden and a good sized garden to the rear backing onto countryside.

15 Groveside is being offered for sale with no onward chain.



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 kitchen design showroom, 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

2.93m x 2.49m (9' 7" x 8' 2") A partly glazed door with a storm porch over and outside light leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage recess, radiator, window to the front and a door to the dining room.

DINING ROOM

3.85m x 2.75m (12' 8" x 9' 0") Stone fireplace housing a wood burning stove on a quarry tiled hearth, storage cupboard to the side and display shelves, sliding door to the kitchen and glazed aluminium sliding doors leading into the conservatory.

CONSERVATORY

3.84m x 2.90m (12' 7" x 9' 6") at widest points. UPVC double glazed construction with a polycarbonate roof, 2 radiators, spotlights and French doors leading outside to the rear garden.

KITCHEN

3.27m x 2.75m (10' 9" x 9' 0") A range of white base and wall units with laminate worktops incorporating a stainless steel sink unit with chrome pillar taps, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, space and plumbing for a slimline dishwasher, spaces for a fridge and freezer. Vinyl flooring, window overlooking the rear garden, opening to the utility room and a door to the sitting room.

UTILITY ROOM

2.43m x 2.17m (8' 0" x 7' 1") Fitted base and wall cupboards, butler sink, spaces and plumbing for a washing machine and freestanding fridge freezer or tumble dryer. Radiator, window to the side, cupboard housing the oil-fired boiler and doors to the cloakroom and store. Partly glazed UPVC door leading outside to the driveway to the side of the property.

CLOAKROOM

1.51m x 0.85m (4' 11" x 2' 9") WC, radiator and window to the rear with obscured glass.



STORE

2.81m x 2.43m (9' 3" x 8' 0") Useful store offering scope to create additional accommodation, subject to the necessary permissions. Double aspect windows to the front and side, power and light.

SITTING ROOM

4.63m x 2.93m (15' 2" x 9' 7") Boarded up fireplace with fitted cupboards to the sides, radiator and a wide window to the front.

FIRST FLOOR LANDING

Radiator, loft hatch and doors to the 3 bedrooms and a bathroom.

BEDROOM 1

4.38m x 2.64m (14' 4" x 8' 8") Built-in cupboard with a fitted double wardrobe to the side with mirrored sliding doors, radiator and 2 windows to the front.

BEDROOM 2

3.41m x 3.04m (11' 2" x 10' 0") Radiator and a window overlooking the rear garden and countryside beyond.

BEDROOM 3

3.71m x 2.10m (12' 2" x 6' 11") Radiator and a window overlooking the rear garden and countryside beyond.

BATHROOM

2.67m x 1.72m (8' 9" x 5' 8") A white suite comprising a panelled bath, shower cubicle with a mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, electric wall heater and a window to the front with obscured glass.

OUTSIDE

Number 15 is set back from the road behind an overgrown front garden bounded by low hedging with metal double gates to the side opening onto the driveway and a concrete walkway to the front entrance door with a storm porch over.

The driveway continues to the side of the property where there is a side door and a concrete sectional garage. The rear garden is also overgrown but is of a good size and backs onto countryside. Paved terrace, concrete hardstanding and a lawn beyond with a metal shed, greenhouse and well stocked plant beds.

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 15 further up on the right, 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 A.

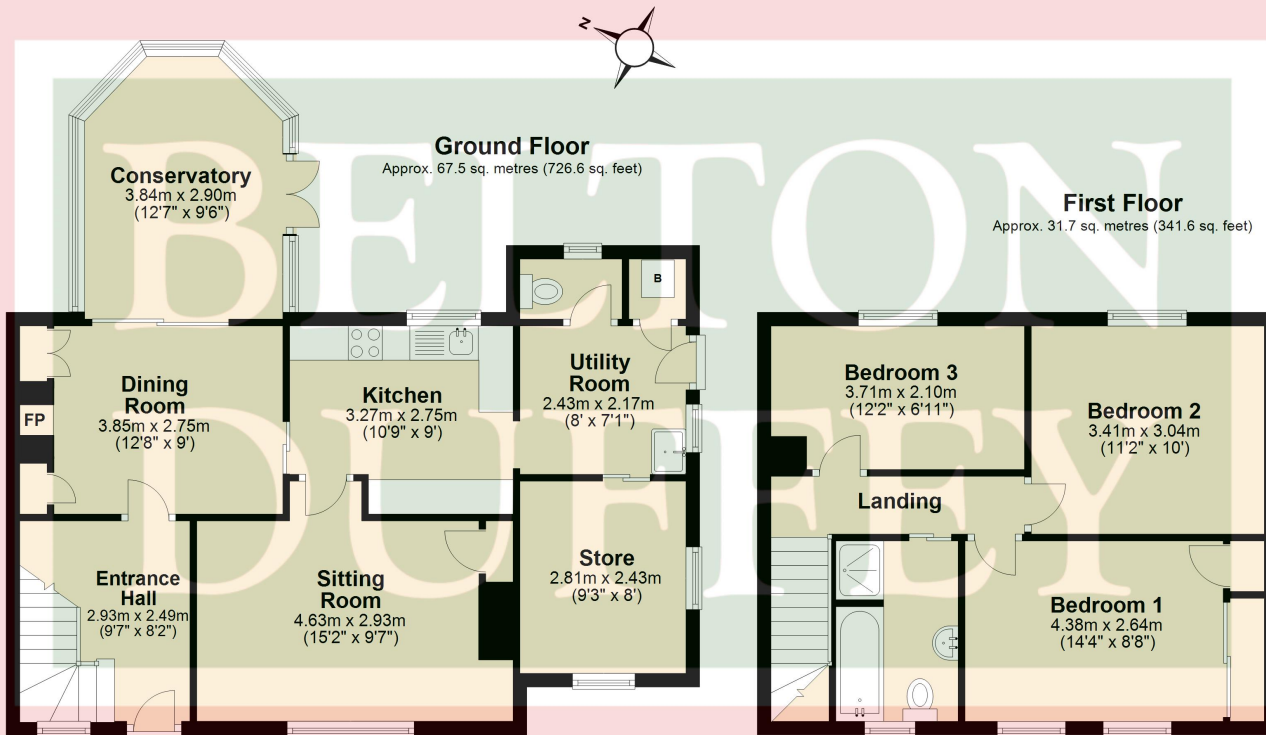
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 99.2 sq. metres (1068.2 sq. feet)





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