



4 Clarendon Road, Fakenham
Guide Price £250,000

BELTON DUFFEY



4 CLARENDON ROAD, FAKENHAM, NORFOLK, NR21 9HG

A semi detached house with spacious 3 bedroom accommodation, driveway parking with garage and west facing garden, less than a mile from the town centre. No chain.

DESCRIPTION

Offered for sale with no onward chain, number 4 is a semi detached house situated on a popular cul de sac less than a mile's walk from the centre of the market town of Fakenham. This small development was originally built to house former printing press workers and the name of the cul de sac, Clarendon Road (Clarendon being a typeface dating back to the 1840s), harks back to Fakenham's illustrious past when for 2 centuries the town was at the forefront of the printing industry and was once home to one of the largest book producers in the UK.

The property would now benefit from light refurbishment but offers the buyer the opportunity to modernise the property to personal taste. To the ground floor, there is a spacious entrance hall with a double aspect kitchen/dining room, sitting room, garden room, cloaks cupboard and WC. Upstairs, the galleried landing leads to 3 bedrooms and a shower room.

Outside, there is driveway parking with a large garage/workshop, a lawned front garden and a west facing garden to the rear.

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 HALL

4.53m x 2.10m (14' 10" x 6' 11") at widest points.

A partly glazed UPVC door leads from the front of the property into the spacious entrance hall with staircase leading up to the first floor landing. Window overlooking the rear garden, radiator and doors to the kitchen/dining room, sitting room and leading into:



CLOAKS CUPBOARD

1.63m x 1.30m (5' 4" x 4' 3")

Ample room for coat hooks and shoe storage etc, high level window to the rear and a door leading into:

WC

1.62m x 1.21m (5' 4" x 4' 0")

Wash basin with an electric water heater, WC, tiled splashbacks, radiator and a window to the rear.

KITCHEN/DINING ROOM

6.75m x 3.34m (22' 2" x 10' 11") at widest points.

A good sized double aspect room comprising:

KITCHEN AREA

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, 2 built-in cupboards, vinyl flooring, window overlooking the rear garden and a glazed timber door to the garden room. Open plan to:

DINING AREA

Fireplace housing a gas fire with back boiler providing radiator central heating, radiator, fitted storage units and display shelving, radiator and a wide window overlooking the front garden.

GARDEN ROOM

2.77m x 1.70m (9' 1" x 5' 7")

UPVC double glazed construction on a low brick wall giving pleasant west facing views over the rear garden.

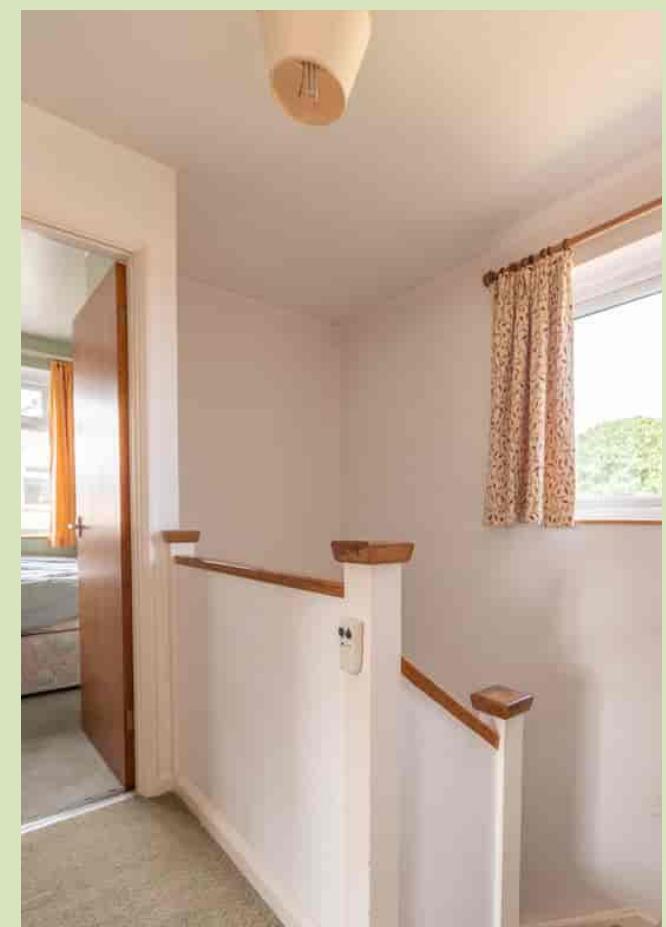
SITTING ROOM

3.97m x 3.32m (13' 0" x 10' 11")

Another bright and airy room with double aspect windows overlooking the garden to the front and side. Tiled open fireplace, radiator, fitted storage unit and display shelving.

FIRST FLOOR LANDING

Galleried first floor landing with a window to the rear, loft hatch and doors to the 3 bedrooms and shower room.



BEDROOM 1

3.50m x 3.32m (11' 6" x 10' 11")

Built-in double wardrobe cupboard, radiator and a window to the front.

BEDROOM 2

3.32m x 2.89m (10' 11" x 9' 6")

Built-in double wardrobe cupboard, radiator and a window to the side.

BEDROOM 3

3.18m x 2.34m (10' 5" x 7' 8") at widest points.

Fitted wardrobe, storage unit and display shelving with desk/dressing table, radiator and a window to the side.

SHOWER ROOM

2.57m x 2.25m (8' 5" x 7' 5")

A white suite comprising a large shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Built-in airing cupboard housing the hot water cylinder, tiled floor and splashbacks, radiator and a window to the rear with obscured glass.

OUTSIDE

4 Clarendon Road is set back from the cul de sac behind a mature hedged boundary with a lawned garden and double 5 bar gates opening onto a driveway to the side providing parking and leading to the garage. A tall timber pedestrian gate between the house and garage leads to the side of the property where there is space for refuse bin storage etc and a pedestrian door to the garage.

The rear garden beyond is west facing and comprises a good sized lawn with mature hedged and fenced boundaries with perimeter shrub borders.

GARAGE/WORKSHOP

8.07m x 2.75m (26' 6" x 9' 0")

Double timber doors to the front, power and light, window to the rear and a pedestrian door to the side.



DIRECTIONS

Leave Fakenham town centre heading north on Oak Street and turn left at the roundabout onto Wells Road. Continue straight over the next mini roundabout and take the next left-hand turning into Clarendon Road.

You will see number 4 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. Fireplace in the kitchen/dining room with a back boiler providing central heating to radiators. Open fire in the sitting room. EPC Rating Band E.

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.



Ground Floor

Approx. 79.6 sq. metres (857.3 sq. feet)



Garage
8.07m x 2.75m
(26'6" x 9')

Walk-way

Cloaks Cpd

Garden Room
2.77m x 1.70m
(9'1" x 5'7")

Entrance Hall

Sitting Room
3.97m x 3.32m
(13' x 10'11")

Kitchen/ Dining Room
6.75m x 3.34m
(22'2" x 10'11")

FP

FP

First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)

Bedroom 3
3.18m x 2.34m
(10'5" x 7'8")

Bedroom 2
3.32m x 2.89m
(10'11" x 9'6")

Bedroom 1
3.50m x 3.32m
(11'6" x 10'11")

HWC

Total area: approx. 121.8 sq. metres (1310.6 sq. feet)



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