



1 Heath Rise, Fakenham
Offers in Excess of £375,000

BELTON DUFFEY



1 HEATH RISE, FAKENHAM, NORFOLK, NR21 8HT

A refurbished 2/3 bedroom detached chalet house standing in good sized beautifully landscaped gardens with conservatory and garden studio in a sought after location.

DESCRIPTION

1 Heath Rise is a detached chalet house situated on a good sized corner plot in a sought after area of Fakenham and less than a miles walk from the town centre. The property has been refurbished by the current owner to now provide characterful bright and airy living accommodation comprising a spacious entrance hall with a small desk area, kitchen/breakfast room, conservatory, sitting room and a further reception room currently used as a dining room but offering scope for a ground floor bedroom with a bathroom opposite. Upstairs, the landing leads to 2 further double bedrooms with fitted wardrobe/storage units.

Further benefits include UPVC double glazed windows and doors, gas-fired central heating, fireplace in the sitting room housing a wood burning stove and a former garage that has been converted into an insulated garden studio building.

Outside, the property has driveway parking (plus scope for additional parking for a caravan or motor home etc at the rear of the plot) and beautifully landscaped gardens that wrap around the property to 3 sides.

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

3.21m x 2.87m (10' 6" x 9' 5") at widest points.

A glazed UPVC door with a glazed panel to the side leads from the property's driveway into the entrance hall with staircase leading up to the first floor landing. Understairs area suitable for a small desk and chair, radiator, laminate flooring and doors to the principal ground floor rooms.

KITCHEN/BREAKFAST ROOM

4.24m x 4.10m (13' 11" x 13' 5") at widest points.

A lovely bright and airy kitchen/breakfast room with double aspect windows to the side and overlooking the rear garden, including a full height picture window, ceiling light tunnel. Range of painted base and wall units with contemporary gloss worktops, counter top sink with chrome mixer tap and tiled splashbacks. Cooker space with a stainless steel extractor hood over and splashback, space for a freestanding fridge freezer and a curtained under counter recess with space and plumbing for a washing machine. Cupboard housing the Worcester gas-fired combi boiler providing heating and hot water.

Ample room for a breakfast table and chairs, recessed ceiling lights, 2 radiators, laminate flooring and a fully glazed UPVC door leading into:

CONSERVATORY

3.42m x 2.42m (11' 3" x 7' 11")

UPVC double glazed windows to 3 sides with a hip roof and plastered ceiling, laminate flooring, electric radiator and UPVC French doors leading outside to the rear garden.

DINING ROOM/BEDROOM 3

3.49m x 3.24m (11' 5" x 10' 8")

Currently used as a formal dining room but could instead provide a ground floor bedroom with the bathroom being opposite. Laminate flooring, radiator and a UPVC window to the front.

SITTING ROOM

5.43m x 3.27m (17' 10" x 10' 9")

Recessed fireplace housing a wood burning stove on a slate tiled hearth, 2 radiators, laminate flooring and a UPVC window to the front.



GROUND FLOOR BATHROOM

2.38m x 1.65m (7' 10" x 5' 5")

A white suite comprising a bath with electric shower over and glass shower screen, pedestal wash basin, WC. Vinyl flooring, tiled splashbacks, chrome towel radiator and a window to the rear with obscured glass.

FIRST FLOOR LANDING

Curtained off storage recess, loft hatch and doors to the 2 upstairs bedrooms.

BEDROOM 1

3.68m x 3.53m (12' 1" x 11' 7")

Full wall of built-in wardrobe cupboards, radiator and a UPVC window to the front.

BEDROOM 2

3.67m x 3.53m (12' 0" x 11' 7")

Range of fitted storage units, radiator, exposed painted floorboards, access to eaves storage and a UPVC window overlooking the rear garden.

OUTSIDE

1 Heath Rise is approached over a red stone gravelled driveway providing parking for up to 2 vehicles and leading to the entrance door to the side of the property. There is a low brick wall to the front boundary with a trellis fence and gate to the charming front and side gardens with a grass walkway, well stocked plant beds and a screened timber shed.

Pedestrian gates to both sides of the property lead to the good sized rear garden that has been beautifully landscaped comprising an extensive pea shingled and paved terrace with grass and concrete walkways beyond which meander through attractive beds planted with low shrubs, plants and various fruit trees. Greenhouse, raised vegetable bed and access to the garden studio with a screened storage area to the rear. Hedged boundaries, outside tap and lighting.

Although not currently in use, a pair of 12ft wide double gates lead from the roadside to the rear of the garden providing useful access and perhaps scope for caravan or motorhome parking, if required.



GARDEN STUDIO (FORMER GARAGE)

6.05m x 2.78m (19' 10" x 9' 1")

The garage of prefabricated concrete panel construction has been converted to an insulated studio space with sliding patio doors, window to the front, power and light.

DIRECTIONS

Leave Fakenham town centre on the Norwich Road passing the police station and fire station on the right-hand side. Continue along this road and after a short distance turn left into Parker Drive. Take the first right hand turn onto Heath Rise where the property will be found immediately on the left-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, fireplace in the sitting room housing a wood burning stove. EPC Rating Band D.

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

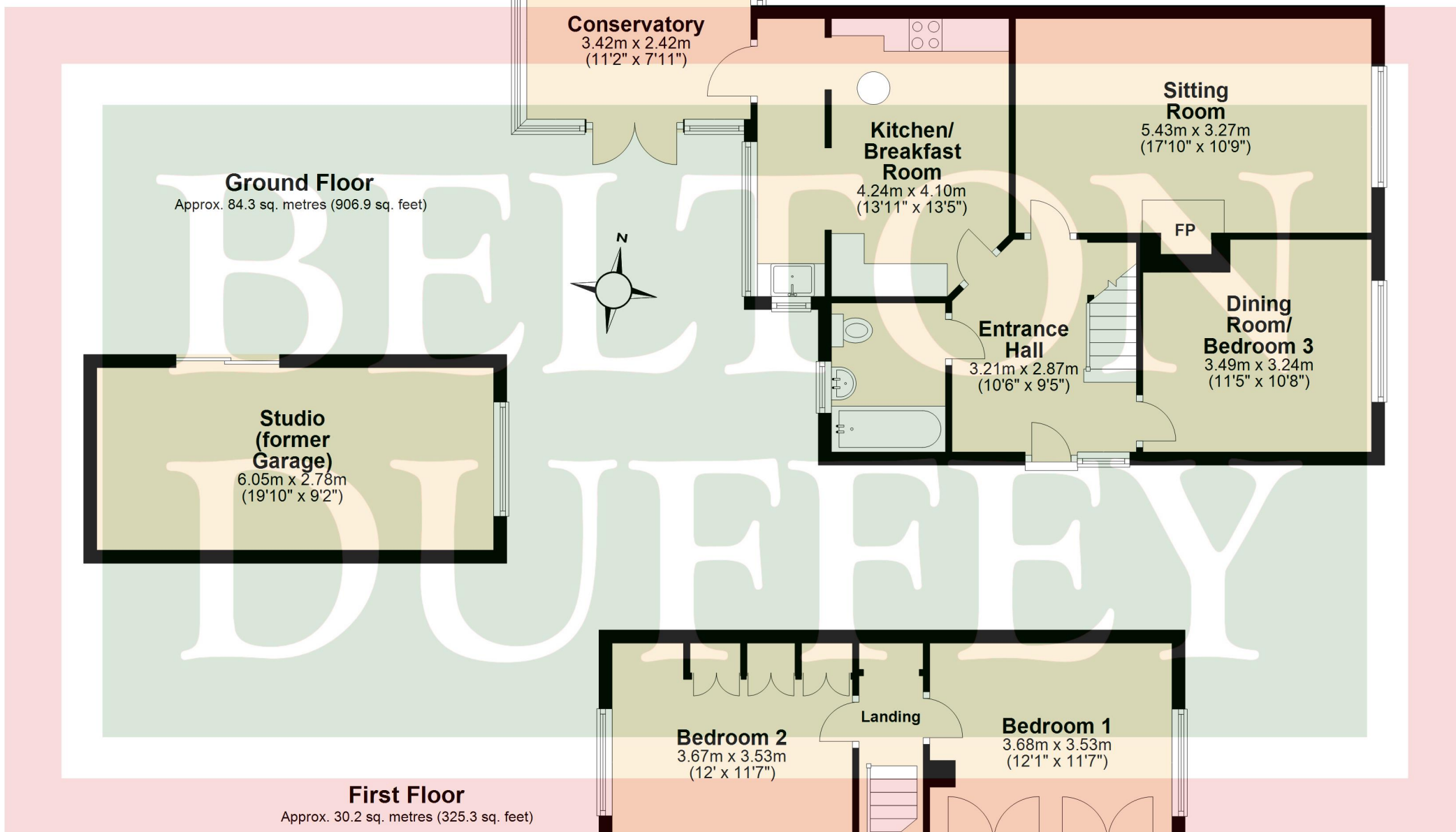
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 114.5 sq. metres (1232.2 sq. feet)



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