



Lime Tree Lodge, Fakenham
Offers in Excess of £575,000

BELTON DUFFEY



LIME TREE LODGE, 1A ORCHARD CLOSE, FAKENHAM, NORFOLK,NR21 8HF

A superb individual detached residence with extensive driveway parking, garage and outbuildings in a tucked away location half a mile from the town centre.

DESCRIPTION

Lime Tree Lodge is a superb detached bungalow, privately tucked away along a secluded lane, less than half a mile from the heart of the popular market town of Fakenham. Individually designed and built by the current owners with no expense spared, the property is timber framed on a low brick plinth and boasts a wealth of high quality features, including aluminium windows and doors, engineered oak flooring, vaulted ceilings with exposed beams, oak latch internal doors, and underfloor heating via an air source heat pump.

A spacious entrance hall leads into an impressive triple aspect open plan kitchen/dining/living room, ideal for modern living and entertaining and the real hub of the property. There is also a separate utility room, a cosy sitting room with a central fireplace housing a wood burning stove, and a convenient cloakroom. The bungalow offers 2 generous double bedrooms, each with luxury en suite facilities and French doors opening onto their own private, paved courtyard gardens - perfect for enjoying a morning coffee or relaxed breakfast al fresco. A spiral staircase leads to the attic where there is a landing area and 2 versatile attic rooms, ideal for use as home offices, studios, or hobby spaces.

Outside, the property is approached over a long private driveway, opening onto an extensive gravelled forecourt providing parking for several vehicles and leading to a detached 2 storey garage, plus a detached store with outside shower room and kitchenette. The landscaped gardens wrap around 3 sides of the property, including a south facing lawn and paved terrace, along with private patios to both the east and west, offering sun and shade throughout the day.

SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.



ENTRANCE HALL

Oak framed storm porch with a fully glazed door and glazed panel to the side leads into the entrance hall with engineered oak flooring and a recessed door mat. Feature exposed brick wall, 2 built-in storage cupboards, spiral staircase to the attic and doors to the principal rooms.

CLOAKROOM

Vanity storage unit with an oak block worktop and wash basin, WC, slate tiled floor, extractor fan.

KITCHEN/DINING/LIVING ROOM

6.56m x 4.74m (21' 6" x 15' 7")

An impressive focal point of the property with a high ceiling and exposed roof beams, engineered oak flooring. Comprising:

KITCHEN AREA

A range of 'Naked Kitchens' hand painted oak Shaker style base and wall cupboards with solid oak and quartz worktops and upstands incorporating a butler sink with mixer tap. Island unit with solid oak worktop and prep sink, breakfast bar with space under for stools. Space for a range style cooker (existing Everhot available by separate negotiation) with an extractor hood over, space for an American style fridge freezer. Door to the utility room, small window to the rear and a window to the front. Open plan to:

DINING/LIVING AREA

Ample room for a large dining table and chairs and a sofa etc, window to the front and bi-fold doors leading outside to the front garden.

UTILITY ROOM

2.99m x 1.84m (9' 10" x 6' 0")

Oak block worktops and upstands incorporating a butler sink with mixer tap, spaces and plumbing under for a dishwasher, washing machine and tumble dryer. Built-in storage cupboard, slate tiled floor, extractor fan, window and a glazed door leading outside to the side of the property.

SITTING ROOM

4.75m x 4.70m (15' 7" x 15' 5")

A good sized sitting room with a high ceiling and exposed roof beam, red brick fireplace housing a wood burning stove on a slate tiled hearth, engineered oak flooring. Double aspect with bi fold doors to the front and French doors leading outside to the rear garden.

BEDROOM 1

4.74m x 3.48m (15' 7" x 11' 5")

Exposed ceiling beam, engineered oak flooring, French doors leading outside to the rear garden and a door leading into:



EN SUITE BATHROOM

3.05m x 1.83m (10' 0" x 6' 0")

A white suite comprising a freestanding roll top bath with a traditional shower mixer tap, wet room shower with a chrome mixer shower, vanity storage unit with an oak block worktop and wash basin, WC. Travertine floor tiles and splashbacks, chrome towel radiator, extractor fan and a window to the side.

BEDROOM 2

3.46m x 3.23m (11' 4" x 10' 7")

Feature exposed brick wall, engineered oak flooring, French doors leading outside to the side garden and a door leading into:

EN SUITE SHOWER ROOM

2.57m x 1.83m (8' 5" x 6' 0")

Shower cubicle with a chrome mixer shower, vanity storage unit with an oak block worktop and wash basin, WC. Built-in shelved airing cupboard, travertine floor tiles and splashbacks, chrome towel radiator, extractor fan and a window to the side.

ATTIC

Useful attic rooms accessed via a spiral staircase in the entrance hall. Comprising:

ATTIC LANDING - 3.00m x 2.91m (9' 10" x 9' 7") Radiator, Velux window to the east and doors to the 2 attic rooms.

ATTIC ROOM 1 - 4.07m x 2.91m (13' 4" x 9' 7") Radiator, top hung Velux window to the east and a built-in airing cupboard housing the hot water cylinder with access to the loft space.

ATTIC ROOM 2 - Radiator and a top hung Velux window to the east.

OUTSIDE

Lime Tree Lodge is accessed via a shared gravelled driveway, which leads onto the property's own drive. At the top of the drive, there is a useful area with ample space for parking a car, caravan, trailer, or similar. The driveway continues to a broad gravelled forecourt in front of the property, providing extensive parking for several vehicles and giving access to the detached garage and outbuildings.

The gardens have been attractively landscaped and extend around 3 sides of the property. To the front, a south facing lawn is bordered by an Indian sandstone path that leads to a paved terrace and the oak framed storm porch at the main entrance. Pathways on either side of the bungalow lead to private, paved terrace gardens on the east and west sides - each enclosed by neat hedging and fencing, with French doors opening from the bedrooms to their own secluded outdoor spaces. Additional features include outside taps, external lighting, and well maintained hedged and fenced boundaries offering privacy and a peaceful setting.



GARAGE

Detached 2 storey garage building comprising:

GARAGE - 5.41m x 3.25m (17' 9" x 10' 8") Electric remote control up and over door to the front, power and light and a pedestrian door to the side. Door opening onto a staircase leading up to:

GARAGE ATTIC - 5.41m x 3.25m (17' 9" x 10' 8") Power and light.

OUTBUILDING

Detached timber outbuilding comprising:

STORE - 2.24m x 1.72m (7' 4" x 5' 8") Fitted shelving and a door to:

OUTSIDE SHOWER ROOM - 2.24m x 0.91m (7' 4" x 3' 0") Shower cubicle with an electric shower, wash basin and WC.

OUTSIDE KITCHENETTE - 2.24m x 1.85m (7' 4" x 6' 1") Fitted base and wall cupboards with a laminate worktop incorporating a sink unit, spaces and plumbing for white goods.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road passing the police station on the right and take the second left hand turning into Orchard Close, a private gravelled lane opposite Barons Hall Lane. The driveway to Lime Tree Lodge is a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Air source underfloor central heating to the ground floor and radiators in the attic rooms. EPC Rating Band B.

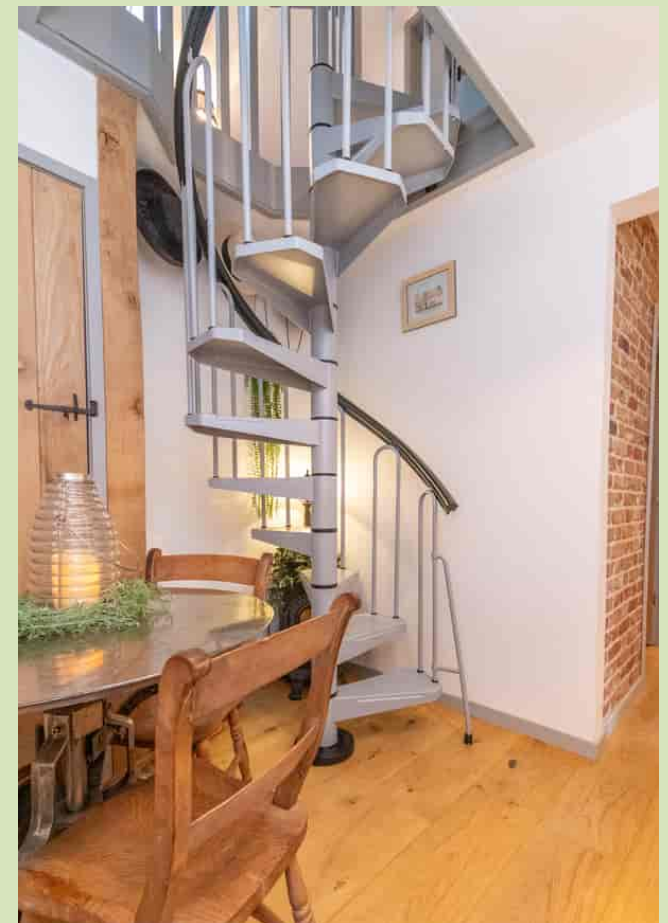
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

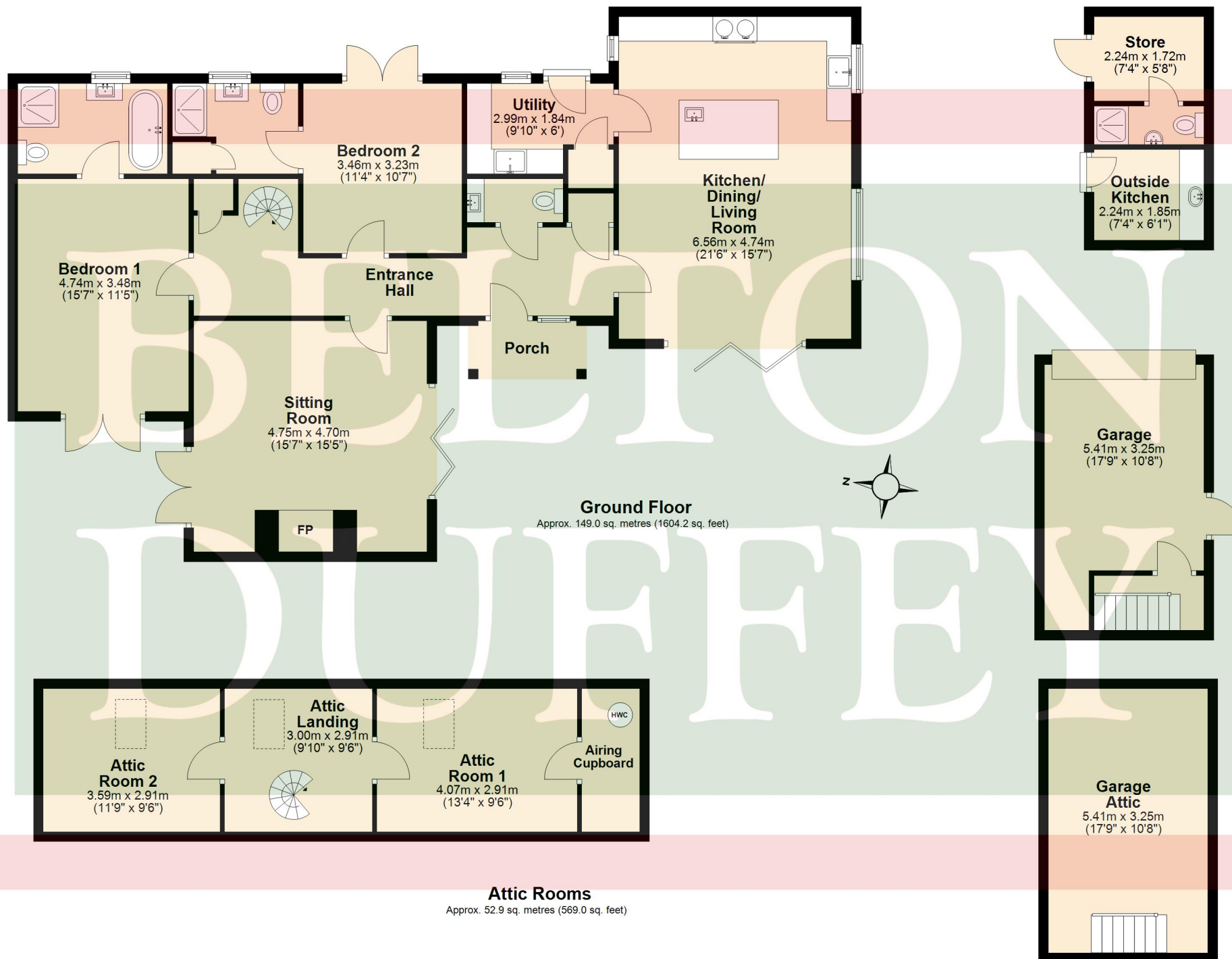
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 201.9 sq. metres (2173.3 sq. feet)



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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

