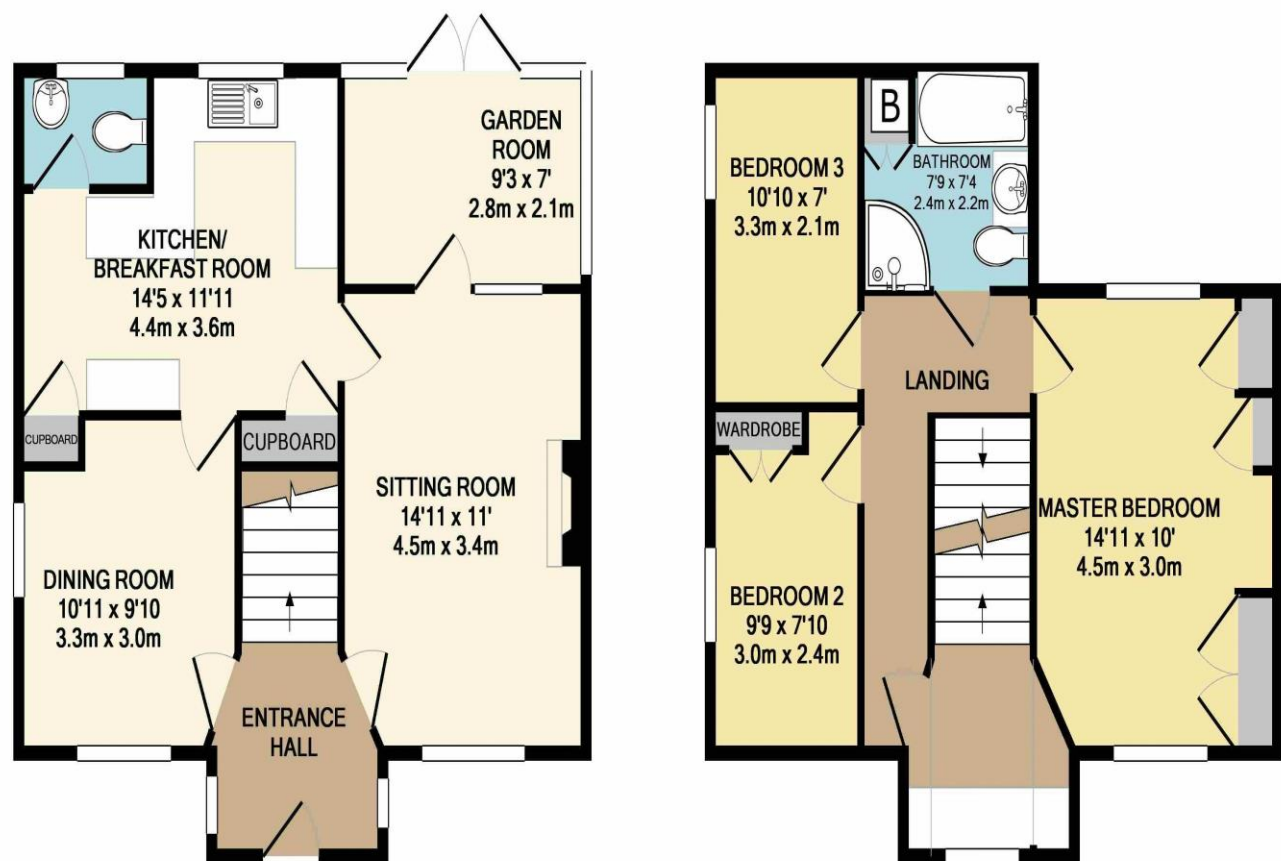


Council tax band = C

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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Greenway Lane, Fakenham, NR21 8BZ

£250,000

NEW TO THE MARKET a deceptive semi detached house situated a short walk from the town centre. The property has a separate lounge, dining room and kitchen/breakfast room with the added bonus of a garden room. The first floor has 3 bedrooms, bathroom and study area and then there is a thoughtful loft room which creates a well proportioned and presented internal living space. The property stands behind a well screened road frontage with a driveway providing parking for several vehicles and a well screened south facing rear garden which has been opened up to incorporate a large decked area. Internal viewings essential.

- Semi-Detached House
 - Garden Room
 - Driveway Parking
- 4 Bedrooms
 - Kitchen/Breakfast Room
 - Gas Fired Central Heating
- 2 Reception Rooms
 - South Facing Garden
 - Double Glazed Windows

Entrance Hall 7' 3" x 5' 11" (2.21m x 1.80m)
Having a staircase with handrail support rising to the first floor and a radiator. Panel doors off to the Sitting Room and Dining Room.

Sitting Room 14' 11" x 11' 0" (4.54m x 3.35m)
A well-presented room having a fireplace surround with an inset 'coal effect' electric, marble effect facia and hearth as a pleasing focal point. Other features: window to the front elevation overlooking the driveway and a glazed door opening to the rear Garden Room. Textured and coved ceiling, two radiators and a TV aerial point. A door leads off to the Kitchen/Breakfast Room.

Garden Room 9' 3" x 7' 0" (2.82m x 2.13m)
South facing and being of timber framed construction with glazed windows standing on a raised brick plinth beneath a sloping glazed roof. A pair of glazed doors open to the rear garden.

Dining Room 10' 11" x 9' 10" (3.32m x 2.99m)
A bright double aspect room being well lit by windows to the front and side elevations and having a coved ceiling and a radiator. A panel door opens to:

Kitchen/Breakfast Room 14' 5" x 11' 11" (4.39m x 3.63m)
A well planned and arranged kitchen the layout of which comprising a range of work surfaces with contrast tiled splash surrounds extending around three walls. Inset into the work surfaces there is a one and a half bowl ceramic sink unit with mixer tap set beneath a window overlooking the south facing rear garden and a four ring electric hob with an overhead extractor fan. Underneath there are a selection of cupboards and integrated dishwasher and washing machine. Full height cupboards at either end of the layout house, an electric oven and grill and fridge/freezer. Matching wall mounted cupboards and a breakfast bar complete the layout. Features include; built in pantry, built in cupboard with internal radiator. Coved ceiling with inset down-lighting and a radiator. The kitchen is open plan to a side lobby leading to a Cloakroom. A glazed door opens to the side of the property.

Cloakroom
A well-appointed cloakroom comprising; Wall mounted wash hand basin with tiled surround and a low level wc. Hi level obscure glazed window to the rear elevation, tiled floor and a coved ceiling.

First Floor Landing 7' 2" x 3' 3" (2.18m x 0.99m)
Having an inset ceiling hatch, with drop down ladder, to boarded roof void. Panel doors off to Three Bedrooms, Bathroom, inner and rear landings.

Bathroom 7' 9" x 7' 4" (2.36m x 2.23m)
A well-appointed half tiled bathroom comprising: Panel enclosed bath, vanity unit incorporating a wash hand basin wall and low level wc. Corner fully tiled shower cubicle. Features include; Tiled floor, vertical wall mounted combined towel rail/radiator, built in cupboard housing a gas fired boiler serving the central heating and domestic hot water, two obscure glazed windows to the rear elevation and inset ceiling downlighting.

Bedroom 1 14' 11" x 10' 0" (4.54m x 3.05m)
A double aspect room having windows to both the front and rear elevations, built in double width wardrobe, textured and coved ceiling and a radiator.

Bedroom 3 10' 10" x 7' 0" (3.30m x 2.13m)
Having a window to the side elevation, textured and coved ceiling and a radiator.

Inner Landing 11' 0" x 2' 11" (3.35m x 0.89m)
Having a textured and coved ceiling. Open to Inner landing and door off to Bedroom Two.

Bedroom 2 9' 9" x 7' 10" (2.97m x 2.39m)
Having a window to the side elevation, textured and coved ceiling and a radiator. A range of built in wardrobes with hanging space and shelving, a chest of drawers and a built in bedhead

Inner Landing / Study Area 7' 2" x 5' 5" (2.18m x 1.65m)
Having a window to the rear elevation and a 'pedal staircase' rising to the second floor.

Second Floor 22' 7" x 7' 11" (6.88m x 2.41m)
Having a skylight window to the rear elevation and a further window to the side elevation. This room could offers some flexibility in configuration, either sub divided to create two bedrooms or a study and bedroom. It is ideal for a teenager for a sitting/study area and a bedroom. Each side has built in units into the eaves including hanging space, chest of drawers, a desk area, and built in bed head.

Outside
The property is well screened by mature hedging along the road frontage with a concrete visitors drive terminating at a timber five bar entrance gate opening to the frontage. The frontage itself is primarily laid to concrete driveway providing parking and turning for at least five vehicles. The driveway continues off along one side of the property leading to a Workshop. Along the side the drive is flanked by a sloping shrub bank.and a Timber Shed. Both side boundaries are fully enclosed by a mixture of mature hedging, shrubs and trees. A south facing rear garden, enclosed on both side boundaries by timber fencing flanked by mature hedging and conifers affording a hi level of privacy. The garden commences with a paved pathway extending across the rear of the property flanked by a lawn area and shrub borders. To the side of the garden is a wooden decked area and raised beds which host various shrubs and plants.

