



**11 The Drift, Fakenham**  
**Offers in Excess of £600,000**

**BELTON DUFFEY**





# 11 THE DRIFT, FAKENHAM, NORFOLK, NR21 8EE

A superb high specification detached chalet house with flexible 3/4 bedroom, 2 bathroom accommodation, attached garage and a west facing garden close to town centre.

## DESCRIPTION

11 The Drift is a rare opportunity to purchase a high specification chalet house situated in a private setting set well back from the road behind a mature hedged boundary and tall timber double gates yet within walking distance of the centre of the market town of Fakenham. The property has superbly presented flexible ground floor accommodation comprising an entrance hall, well appointed kitchen/dining room with separate utility and cloakroom, sitting room with a vaulted ceiling, bedrooms 3 and 4 and a luxury shower room. Upstairs, there is a spacious landing leading to 2 further double bedrooms and another luxury bathroom.

The property benefits from gas-fired underfloor heating to the ground floor and radiators upstairs, a contemporary wood burning stove in the sitting room, majority UPVC double glazed windows and doors and an intruder alarm installed.

Outside, there is extensive driveway parking to the front, an attached garage with electric up and over door, timber garden studio building and attractively landscaped gardens that wrap around the property to 3 sides and have a sunny westerly aspect 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

5.73m x 2.73m (18' 10" x 8' 11")

A partly glazed solid timber door with glazed panels to the sides leads from the front of the property into the spacious entrance hall with room for freestanding furniture, 2 built-in storage cupboards, ceramic floor tiles, recessed ceiling lights.







## **KITCHEN/DINING ROOM**

7.37m x 4.61m (24' 2" x 15' 1") at widest points.

A real focal point of the house with ceramic floor tiles, recessed ceiling lights and double aspect views of the gardens. Comprising:

### **KITCHEN AREA**

An excellent range of fitted painted oak base and wall units with stained oak countertops and upstands incorporating a white ceramic one and a half bowl sink unit with mixer tap (providing filtered cold water), tiled splashbacks. Island unit with a 5 ring gas hob and stainless steel extractor hood over, integrated Neff and Bosch appliances including an oven, combination microwave oven, fridge freezer and dishwasher. Window overlooking the front garden and a door to the utility room. Open plan to:

### **DINING AREA**

Ample room for a sofa/armchairs and a large dining table and chairs with wiring for a pendant light over, glazed double doors to the sitting room and French doors with glazed panels to the sides leading outside to the rear garden.

## **UTILITY ROOM**

1.82m x 1.50m (6' 0" x 4' 11")

Fitted base and wall cupboards with a laminate worktop incorporating a white ceramic sink unit with water softener, tiled splashbacks. Space and plumbing for a washing machine, gas-fired boiler, ceramic floor tiles, extractor fan and an opening to:

## **CLOAKROOM**

1.50m x 0.80m (4' 11" x 2' 7")

Vanity storage unit incorporating a wash basin, WC, extractor fan and a window to the rear with obscured glass.

## **SITTING ROOM**

5.74m x 4.65m (18' 10" x 15' 3")

An impressive semi vaulted sitting room with a contemporary wood burning stove with an exposed flue on a glass hearth, triple aspect with windows to the front and side and a full wall of bi-fold doors leading outside to the rear garden. Engineered oak flooring, recessed ceiling lights.

## **BEDROOM 3**

3.62m x 3.60m (11' 11" x 11' 10")

Engineered oak flooring, window overlooking the rear garden.

## **BEDROOM 4**

3.62m x 3.60m (11' 11" x 11' 10")

Currently used as a snug/study with engineered oak flooring, window to the front of the property.







## **GROUND FLOOR SHOWER ROOM**

2.45m x 1.94m (8' 0" x 6' 4")

Suite comprising a wet room style shower area with chrome mixer shower and glass screen, vanity storage unit incorporating a wash basin, electric shower toilet with a concealed cistern. Tiled floor and walls, illuminated mirror, medicine cabinet, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

3.86m x 1.83m (12' 8" x 6' 0")

Spacious landing with room for freestanding furniture, Velux window to the rear, radiator, recessed ceiling lights and doors to the 2 upstairs bedrooms and bathroom.

## **BEDROOM 1**

4.54m x 3.62m (14' 11" x 11' 11")

Radiator, loft hatch and a dormer window overlooking the front garden.

## **BEDROOM 2**

4.54m x 3.48m (14' 11" x 11' 5")

Extensive range of fitted wardrobe cupboards, radiator and a dormer window overlooking the front garden.

## **BATHROOM**

2.56m x 2.52m (8' 5" x 8' 3")

Suite comprising a panelled bath with a shower mixer tap, shower cubicle with chrome mixer shower, vanity storage unit incorporating a wash basin, WC with a concealed cistern. Vinyl flooring, tiled walls, illuminated mirror, fitted drawer unit, chrome towel radiator, recessed ceiling lights, extractor fan and a Velux window to the front of the property.

## **OUTSIDE**

Number 11 is set well back from The Drift and screened behind picket fencing and mature laurel hedging. The property is approached over a gravelled driveway shared with just 3 other properties and leading to tall timber double gates opening onto the property's own brick block driveway providing parking for several vehicles and leading to the attached garage and entrance door. The front garden comprises a lawn with shaped perimeter borders planted with low shrubs and plants with mature trees. Timber summer house and outside lighting.

A tall timber pedestrian gate leads to a paved terrace garden to the side of the property and the west facing rear garden beyond. An extensive patio opens out from the kitchen/dining room and sitting room French doors with a good sized lawn beyond. There are attractively planted borders with tall fenced boundaries, further terrace area ideal for sun loungers, outside tap, power points and lighting. Access to the garden studio, pedestrian door to the garage and a gate leading to the driveway.





## **GARDEN STUDIO**

4.09m x 2.30m (13' 5" x 7' 7")

Timber built garden studio building currently used as a gym but equally suited as a home office or studio etc. French doors and full height windows to the front and sides, 2 high level windows to the rear, power and light, electric radiator.

## **GARAGE**

5.60m x 3.54m (18' 4" x 11' 7")

Electric remote control roller shutter door to the front, power and light, range of fitted storage units, window and a partly glazed pedestrian door to the property's rear garden.

## **DIRECTIONS**

From Belton Duffey's Fakenham Office, head east along Norwich Street and continue straight over the mini roundabout onto Norwich Road. Continue for approximately 1/2 mile and take the left-hand turning onto The Drift. Continue for approximately 100 yards and turn into Magnolia Close on the left where you will see the gates to the property's driveway immediately on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired underfloor central heating to the ground floor and radiators upstairs. EPC Rating Band TBC.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

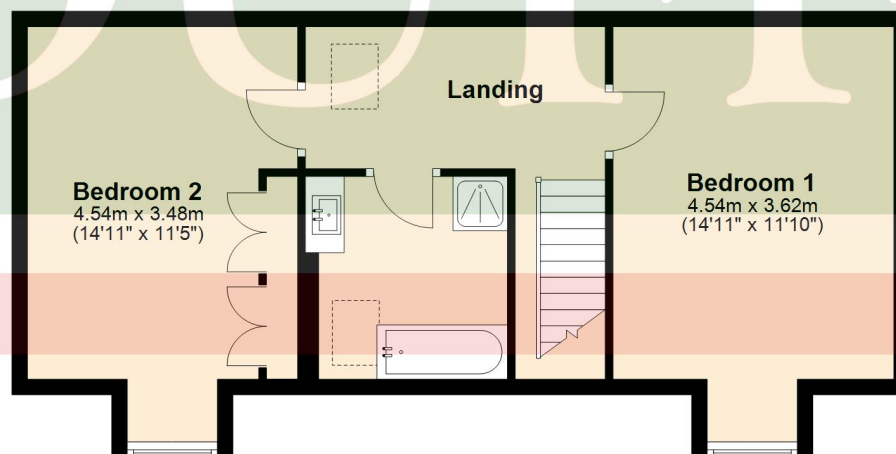
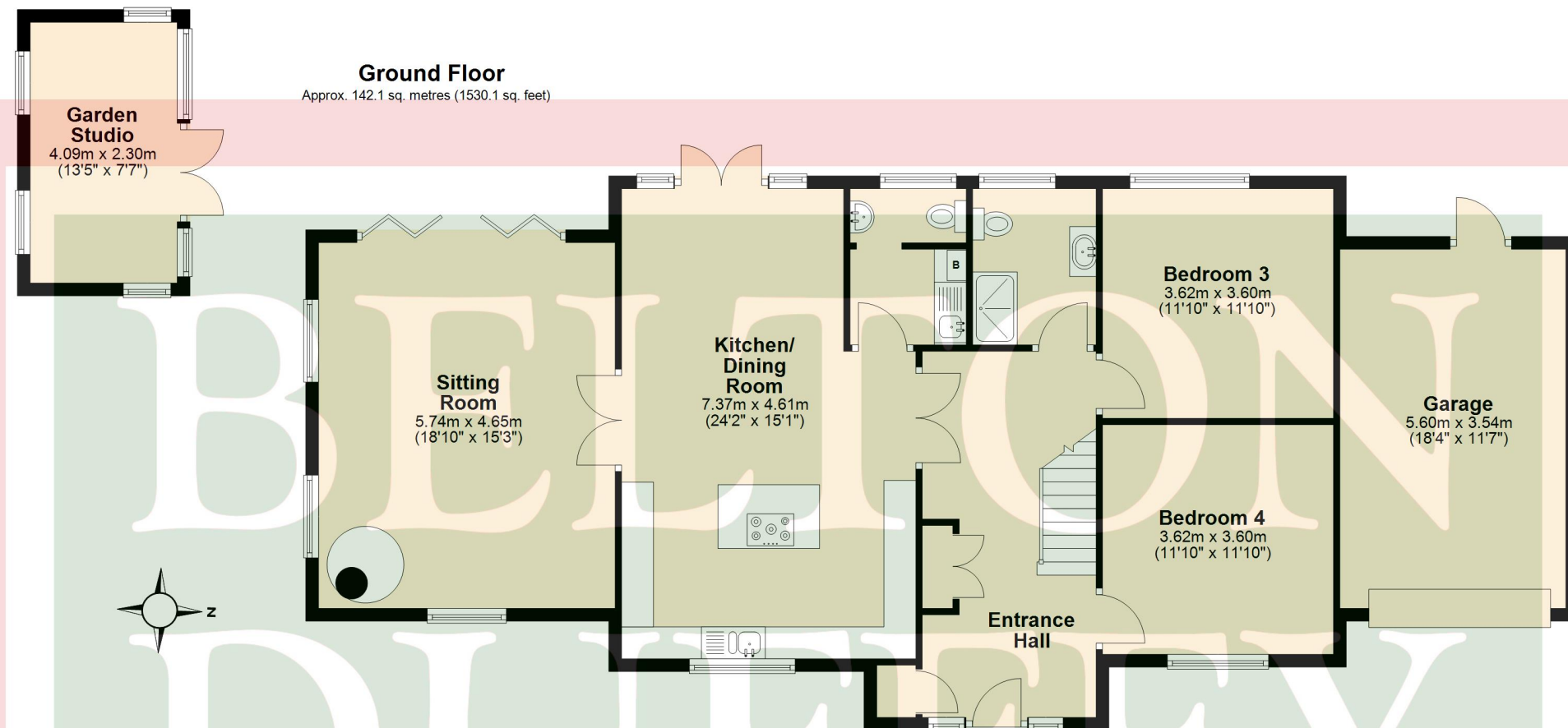
Strictly by appointment with the agent.





## Ground Floor

Approx. 142.1 sq. metres (1530.1 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.7 sq. feet)

Total area: approx. 194.7 sq. metres (2095.7 sq. feet)





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