



Minors & Brady

Nine Gables Fakenham Road, Weasenham

In Excess of £650,000

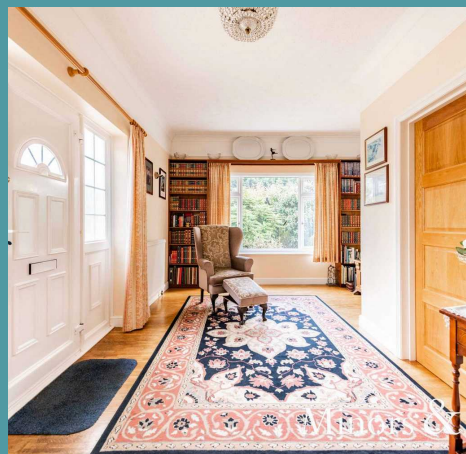
Nine Gables Fakenham Road

Weasenham, King's Lynn

Immaculate home located within the peaceful setting of Weasenham, boasting the idyllic balance of character and traditional features such as exposed fireplaces and hardwood flooring. Boasting the possibility of four double bedrooms, four welcoming reception rooms, two ensuites, fitted kitchen and utility space. The expansive private driveway and detached double garage offer ample off road parking, along with an immaculate wrap around garden, perfect for dining and hosting.

THE LOCATION

Within Weasenham there is a good primary school, which falls within the catchment area of the highly regarded Litcham School. Situated off the A1065, access from the village to the surrounding areas is excellent. It is only a ten-minute drive to Fakenham, or fifteen minutes to Swaffham for everyday shopping, both of which have good weekly markets. The village is well located for access to the North Norfolk coast with many attractions, such as tennis and cricketing facilities, coupled with the ever-popular award-winning beaches of North West and North Norfolk.





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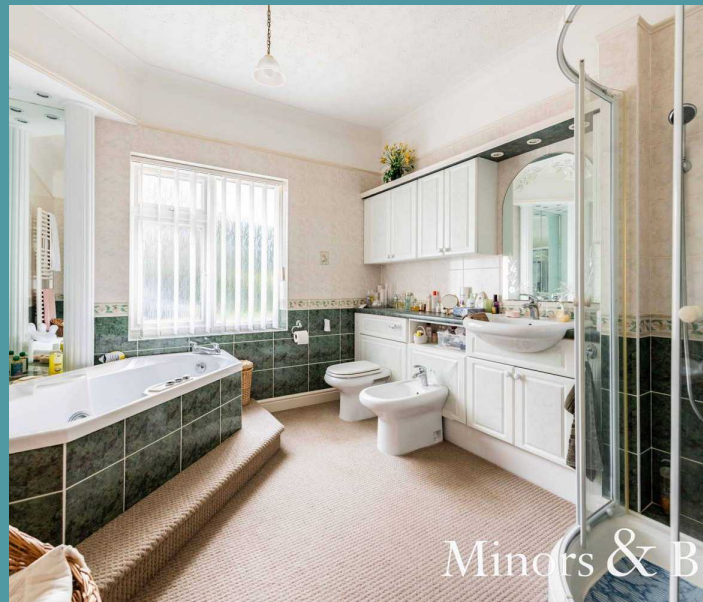
FAKENHAM ROAD

This exceptional property offers over 4,000 square feet of versatile living space. The spacious open-plan kitchen/dining area, perfect for entertaining. A charming sitting room with a feature fireplace and a sun-filled garden room provide additional relaxation areas. The principal bedroom with en-suite leads the way, followed by two further double bedrooms and a family bathroom. The first floor also boasts flexible space, ideal for a home office or additional bedrooms.

This beautifully presented property combines modern living with traditional charm. The kitchen features an extensive range of cream base units with matching wall cabinets and a central island. Boasting wooden worktops, an inset sink with mixer tap and a mock fireplace housing an electric Aga range cooker, the kitchen is both stylish and functional. Integrated appliances including a dishwasher, fridge, and water softener, along with ample storage and a utility room, complete this well-equipped space.



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When approaching the wealth of private ground covering approx. 2/3 of an acre STMS, you will be greeted by ample off road parking among the expansive shingled driveway and detached double garage with a remote electric up and over door and power within. The well kept front lawn and shrubbery around the property creates the smart exterior and guides you to the front door. To the rear of the property, you will find the immaculate garden wrapping around the home, mainly laid to lawn along with developed shrubbery and mature trees, also housing a sheltered secret garden and wooden garden shed. The generous patio space offers the ideal area for dining and hosting family and friends.

AGENTS NOTE

Minors and Brady understand that the property will be sold freehold and is connected to the mains electricity and water along with septic tank drainage, oil central heating and double glazing throughout.

Council Tax Band F

Covenant: not within the boundary

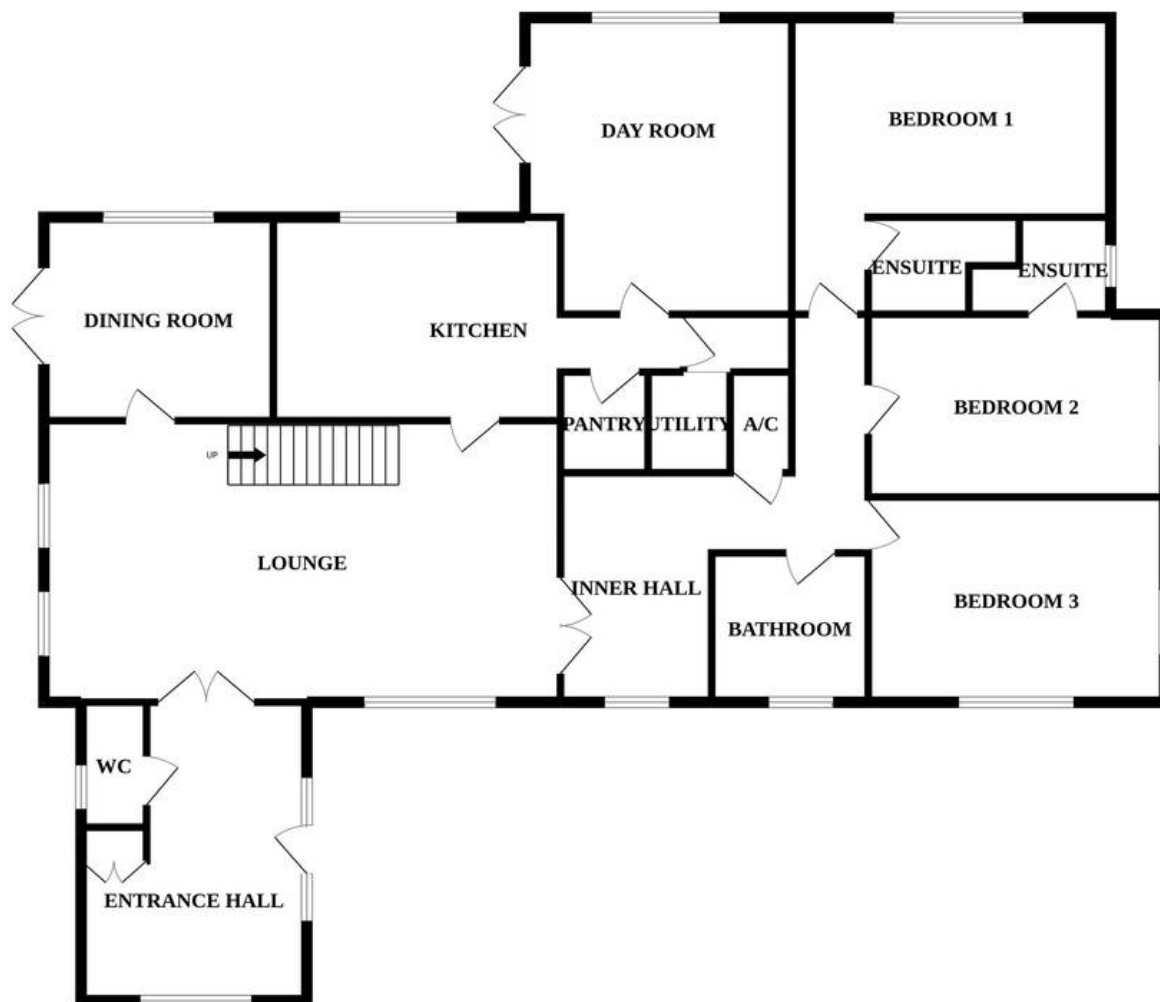


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GROUND FLOOR



1ST FLOOR

