



Station Road, Great Massingham, King's Lynn, PE32 2HY

welcome to

Station Road, Great Massingham, King's Lynn

>> **FOR SALE BY AUCTION!** A delightful 2 double bedroom semi-detached cottage, occupying a non-estate central village location within this much sought-after village. Don't miss out on this fantastic property, which offers retained character features with scope for modernisation and improvement!

For Sale by Auction on Tuesday 30 July 2024 To register for Legal Packs and bidding instructions, please visit our website and follow the link at

<https://www.barnardmarcusauctions.co.uk>

This is a major National Auction and comprises a total of over 300 Lots. This sale will be a combination of lots from all our group Auction Centres. The Auction will be a live sale offering bidders the choice to attend the venue of: The Grand Connaught Rooms, Great Queen Street, London, WC2, bid by telephone or bid online via a live streamed event where you will see the auctioneer on your screen and be able to bid, provided you have registered to bid online.

We are excited to offer for sale this period 2 double bedroom cottage, which is situated in a lovely non-estate position within the sought-after village of Great Massingham. The beautiful village of Great Massingham is notable for its number of ponds, greens and the very popular Dabbling Duck public house. The village is located between the bustling market towns of Swaffham and Fakenham and is also conveniently just a short drive from the North Norfolk coast.

Briefly, the ground floor accommodation comprises; entrance porch, lounge with double-sided fireplace, separate dining room, spacious kitchen, conservatory, shower room and cloakroom w.c. This is complemented on the first floor by the master bedroom with a large en suite w.c and second double bedroom with feature fireplace.

Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Porch

Of UPVC and double glazed construction with UPVC door opening to:

Lounge

10' 8" x 10' (3.25m x 3.05m)

Feature double-sided fireplace with inset wood burner and stone tiled hearth, radiator, carpet flooring, UPVC double glazed Sash style window to the front aspect, door opening to the kitchen, opening to:

Dining Room

10' 10" x 10' 6" (3.30m x 3.20m)

Carpet flooring, UPVC double glazed Sash style window to the front aspect.

Kitchen

12' max x 8' 9" max (3.66m max x 2.67m max)

A range of wall mounted fitted kitchen storage units and further floor mounted fitted base unit with work surface over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven, plumbing for washing machine, space for fridge-freezer, radiator, parquet effect vinyl flooring, timber latch door opening to the staircase that leads to the first floor landing, internal Sash style window to the rear aspect, door opening to the shower room, part glazed door opening to:

Conservatory

9' 10" x 7' 9" (3.00m x 2.36m)

Of UPVC and double glazed construction with a polycarbonate roof, radiator, parquet effect vinyl flooring, UPVC double glazed French doors opening to the rear garden.

Ground Floor Shower Room

Suite comprising hand wash basin with tiled splash backs and quadrant shower cubicle with inset tiling and shower unit, radiator, tile effect vinyl flooring, UPVC double glazed window to the rear aspect, doorway to:





Ground Floor W.C

Low level w.c, tile effect vinyl flooring, UPVC double glazed window to the rear aspect.

First Floor Landing

Loft access, doors opening to both bedrooms.

Bedroom 1

9' 6" x 9' 3" (2.90m x 2.82m)

Radiator, carpet flooring, UPVC double glazed Sash style window overlooking the rear aspect, door opening to:

En Suite W.C

9' 7" x 7' 10" (2.92m x 2.39m)

(Sloping ceilings) Low level w.c, floor mounted oil fired central heating boiler, carpet flooring.

Bedroom 2

12' 5" x 9' 4" (3.78m x 2.84m)

Feature cast iron fireplace with decorative surround, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

Outside

The property is situated in a delightful tucked away setting that overlooks the village green and duck ponds. The cottage is approached via a shared gravelled driveway, which leads to the property's own driveway at the side of the cottage, which provides off-road parking. There is a small lawned front garden with access to the main entrance door. To the side of the property, there is a timber garden storage shed and oil storage tank and leads to the South-facing rear garden. The rear garden is laid mainly to lawn with plant and shrub bed borders and a timber summerhouse.

Location

Great Massingham lies between the bustling market towns of Swaffham and Fakenham and is within a 25 minutes' drive of the North Norfolk coast, with its stunning white sandy beaches, cliff views and walks. Great Massingham is renowned for its ponds, greens and the Dabbling Duck public house, serving quality food and local ales, together with the village shop, well-regarded primary school and the 13th century Church of St Mary.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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welcome to

Station Road, Great Massingham

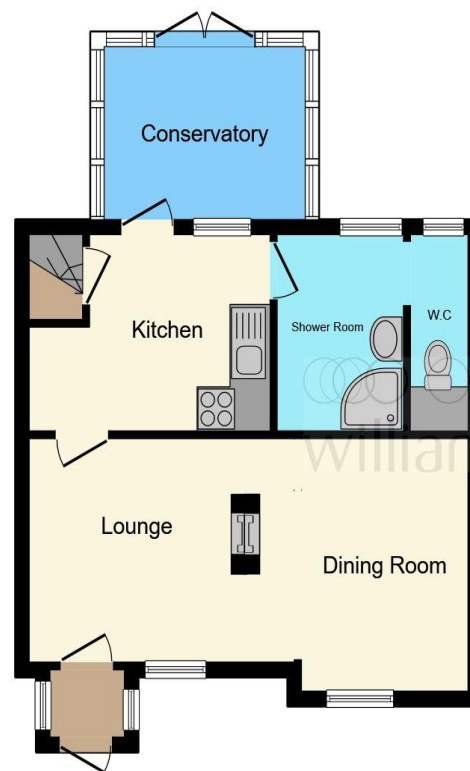
- For Sale by Auction on 30th July 2024
- 2 double bedroom semi-detached cottage in non-estate central village location
- South-facing rear garden with summerhouse and off-road parking
- Lounge and dining room with double-sided fireplace
- Conservatory
- En suite w.c and ground floor w.c
- Oil fired central heating

Tenure: Freehold EPC Rating: E

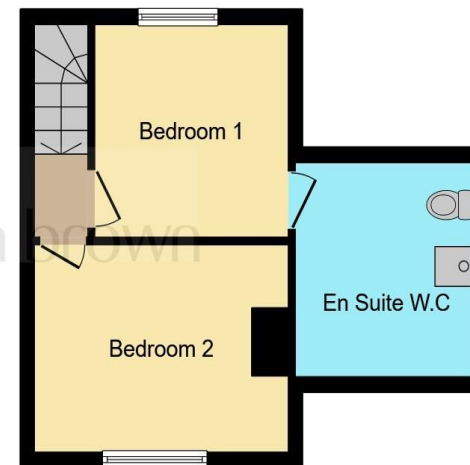
guide price **£150,000 - £170,000**

directions to this property:

Leave Swaffham via the A1065 towards Fakenham. After approximately 7 miles, take the left hand turn onto the B1145. Follow this road for just over two miles and take the right hand turn onto Rougham Road, sign posted 'Great Massingham'. Follow the road for just over 1 mile and at the junction, bear left onto Weasenham Road and enter the village. Follow Weasenham Road and the crossroads, turn right onto Station Road. Take the right hand turn onto Church Lane and proceed. Take the gravel driveway on your left hand side and the property will be found immediately on the right hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SFM109549 - 0007

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