



**8 Gorse Close, Fakenham**  
**Guide Price £375,000**

**BELTON DUFFEY**





## **8 GORSE CLOSE, FAKENHAM, NORFOLK, NR21 8PP**

A detached brick and flint bungalow with spacious 3 bedroom accommodation, situated at the end of a cul de sac adjoining woodland.

### **DESCRIPTION**

8 Gorse Close is a modern detached brick and flint built bungalow situated in a lovely tucked away location on the outskirts of the popular market town of Fakenham. Situated at the end of a gravelled driveway shared with just 3 other similar properties, the bungalow adjoins a wooded dell to the south belonging to The Pensthorpe Natural Park.

The spacious living accommodation comprises an L-shaped entrance hall, kitchen and a large sitting room with glazed double doors to a conservatory/diner which overlooks the woodland. There is also an en suite principal bedroom, a double second bedroom, bedroom 3/study and a shower room. The property further benefits from gas-fired central heating, majority UPVC double glazed windows and doors and an electric car charging point.

Outside, there is extensive driveway parking leading to an attached garage with a low maintenance gravelled front garden and an attractively landscaped west facing garden 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.

### **STORM PORCH**

A covered storm porch leads from the front of the property with outside light and a partly glazed composite door leading into:







## **ENTRANCE HALL**

L shaped entrance hall with space for coat hooks and shoe storage etc, storage cupboard and a further cupboard housing the hot water cylinder. Radiator and loft hatch.

## **KITCHEN**

4.31m x 2.44m (14' 2" x 8' 0")

A range of beech fronted base and wall units with laminate worktops and upstands incorporating a resin sink unit, tiled splashbacks. Integrated appliances including a double oven, ceramic hob, fridge freezer and dishwasher, space and plumbing for a washing machine.

Gas-fired central heating boiler, tiled floor, radiator, window overlooking the rear garden and a partly glazed composite door leading outside.

## **SITTING ROOM**

7.08m x 3.64m (23' 3" x 11' 11") at widest points.

Large triple aspect sitting room with a window to the front, UPVC French doors to the rear garden and glazed timber double doors to the conservatory. Stone fireplace housing an electric flame effect fire with timber surround, 2 radiators.

## **CONSERVATORY/DINER**

5.35m x 2.88m (17' 7" x 9' 5")

UPVC double glazed construction on a low brick wall with a polycarbonate roof and views over the neighbouring woodland. Tiled floor, 2 electric radiators, wall lights and French doors leading outside to the rear garden.

## **BEDROOM 1**

3.60m x 3.26m (11' 10" x 10' 8")

Built-in wardrobe cupboard, radiator, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

3.02m x 0.97m (9' 11" x 3' 2")

Suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC. Radiator, extractor fan and an obscured glass window to the side.







## **BEDROOM 2**

3.38m x 2.72m (11' 1" x 8' 11")

Built-in wardrobe cupboard, radiator and a window overlooking the rear garden.

## **BEDROOM 3/STUDY**

2.96m x 2.09m (9' 9" x 6' 10")

Built-in wardrobe cupboard, radiator and a window to the front.

## **SHOWER ROOM**

2.44m x 1.69m (8' 0" x 5' 7")

Suite comprising a wet room style shower area, pedestal wash basin and WC. Radiator, tiled floor and walls, extractor fan and a high level window to the rear with obscured glass.

## **OUTSIDE**

8 Gorse Close is located at the end of the cul de sac and is approached over its own brickweave driveway providing parking for several vehicles and leading to the attached garage. Electric car charging point, access to the front porch with a low maintenance gravelled garden to the side with plant beds and specimen trees.

Pedestrian gates to both sides of the bungalow lead to the west facing rear garden which has been attractively landscaped. Extensive paved terrace with mature shrub borders and fenced boundaries, gravelled areas with winding pathways and a raised lawn bounded by a low brick wall. Outside tap and lighting and a low fence to the south making the most of the woodland views.

## **GARAGE**

5.29m x 2.60m (17' 4" x 8' 6")

Up and over door to the front, power and light, window and a timber door to the rear garden.

## **DIRECTIONS**

Proceed out of Fakenham town centre heading east on the Norwich Road, and in just under a mile turn right onto Warren Avenue. At the T-junction turn left onto Rowan Way and take the next right onto Gorse Close. As the road bears left, turn right onto the gravelled driveway where you will see number 8 at the end of the cul de sac on the left-hand side.





## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

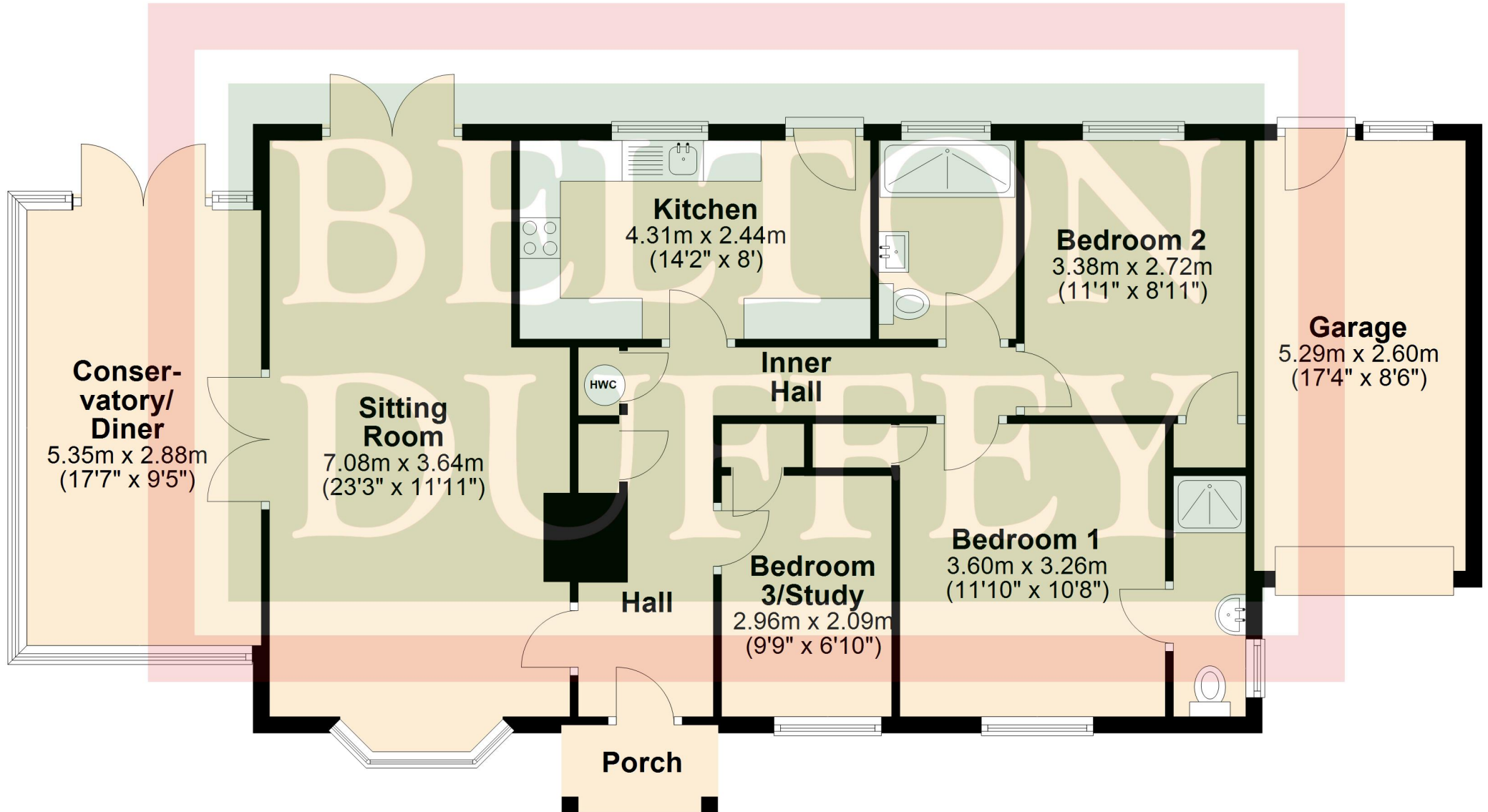
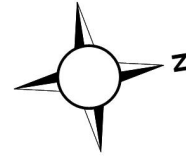
Strictly by appointment with the agent.





# Ground Floor

Approx. 116.7 sq. metres (1256.6 sq. feet)



Total area: approx. 116.7 sq. metres (1256.6 sq. feet)





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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