



Courtlands, Fakenham
Guide Price £450,000

BELTON DUFFEY



COURTLANDS, 5 ORCHARD CLOSE, FAKENHAM, NORFOLK,NR21 8HF

A superb 3 bedroom, 2 bathroom detached bungalow situated in delightful gardens and grounds in a tucked away location just half a mile from the town centre. No chain.

DESCRIPTION

Courtlands is a superb detached bungalow situated in a tucked away location down a private lane less than half a mile from the centre of the market town of Fakenham. The property has spacious living accommodation comprising an entrance hall, kitchen with a separate utility and dining room, conservatory and sitting room. There is an en suite principal bedroom, 2 additional bedrooms and a bathroom with the further benefit of gas-fired central heating and hardwood double glazed windows and doors.

Outside the property is approached over its own long sweeping driveway providing parking for several vehicles with an attached garage. The delightfully landscaped gardens wrap around the bungalow to the south and east comprising neat lawns, paved walkways and terraces with well stocked plant beds.

Courtlands is being offered for sale with no onward chain and some of the furniture, fixtures and fittings are available by separate negotiation.

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.

PORCH

A covered storm porch with outside lighting leads from the driveway to the front of the property. Quarry tiled step and a partly glazed hardwood door with a glazed panel to the side leading into:



ENTRANCE HALL

L-shaped entrance hall with a built-in airing cupboard housing the hot water cylinder, further storage cupboard, radiator and loft hatch.

CLOAKROOM

2.09m x 0.73m (6' 10" x 2' 5")

Pedestal wash basin with a tiled splashback, WC, radiator, vinyl flooring, extractor fan and an obscured glass window to the front.

KITCHEN

3.70m x 2.18m (12' 2" x 7' 2")

An extensive range of fitted base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated double oven, gas hob with an extractor hood over, integrated dishwasher, space for a freestanding fridge freezer, cupboard housing the gas-fired boiler.

Vinyl flooring, window overlooking the garden, wide archway to the dining room and a door leading into:

UTILITY ROOM

2.60m x 1.69m (8' 6" x 5' 7")

Wall of fitted base and wall units with a laminate worktop incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Space and plumbing for a washing machine, vinyl flooring, window and a partly glazed hardwood door leading outside to the rear garden.

DINING ROOM

3.70m x 2.98m (12' 2" x 9' 9")

2 radiators and hardwood French doors with glazed panels to the sides leading into:

CONSERVATORY

3.31m x 2.55m (10' 10" x 8' 4")

Double glazed hardwood construction on a low brick wall with a polycarbonate roof, ceiling fan light, vinyl flooring, fitted window blinds and French doors leading outside to the rear garden.

SITTING ROOM

6.13m x 3.70m (20' 1" x 12' 2")

Good sized double aspect sitting room with a bay window to the front and hardwood French doors leading outside to the garden.



BEDROOM 1

3.92m x 3.34m (12' 10" x 10' 11")

Built-in wardrobe cupboard, radiator, window overlooking the garden and a door leading into:

EN SUITE BATHROOM

2.94m x 1.50m (9' 8" x 4' 11")

A suite comprising a panelled bath with a shower mixer tap and folding shower screen over, vanity storage unit incorporating a wash basin, WC. Radiator, vinyl flooring, tiled splashbacks, extractor fan and a window with obscured glass.

BEDROOM 2

3.76m x 3.32m (12' 4" x 10' 11")

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

BEDROOM 3

3.54m x 2.31m (11' 7" x 7' 7")

Radiator and a window to the front.

BATHROOM

3.34m x 2.28m (10' 11" x 7' 6")

A suite comprising a panelled bath with a shower mixer tap, shower cubicle, pedestal wash basin, WC. Radiator, vinyl flooring, tiled splashbacks, extractor fan and a window with obscured glass.

OUTSIDE

Courtlands is approached over a shared gravelled driveway leading to double 5 bar gates opening onto the property's own long sweeping driveway to the front of the property where there is extensive parking for several vehicles and the attached garage. Small paved seating area with room for planters and a bench, quarry tiled step leading up to the entrance porch with outside lighting.

To the side of the property, a tall pedestrian gate opens onto a useful screened area suitable for the storage of refuse bins etc and a pedestrian door to the garage. The gardens beyond are a delight and wrap around the property to the south and east comprising neat lawns with well stocked plant beds and paved walkways. Timber potting shed and summer house, gravelled garden with a pergola seating area and ornamental pond, paved terrace opening out from the conservatory and sitting room French doors.



GARAGE

5.51m x 2.92m (18' 1" x 9' 7")

Up and over door to the front, power and light, range of fitted cupboards and a partly glazed door leading outside to the side of the property and the rear garden beyond.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road passing the police station on the right and take the second left-hand turning into Orchard Close, a private gravelled lane opposite Barons Hall Lane. The driveway to Courtlands is a little further up on the right-hand side.

OTHER INFORMATION

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

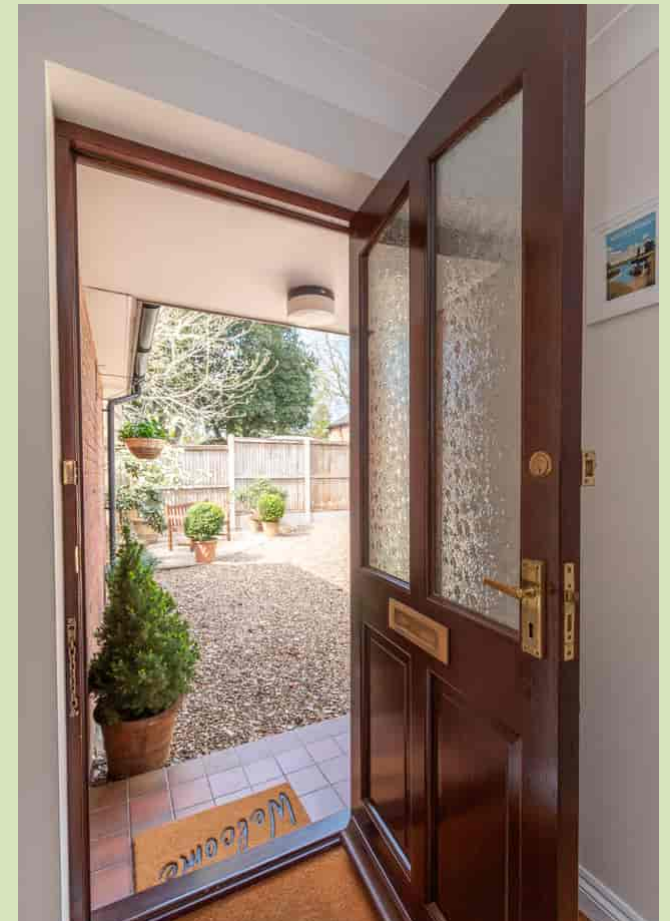
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

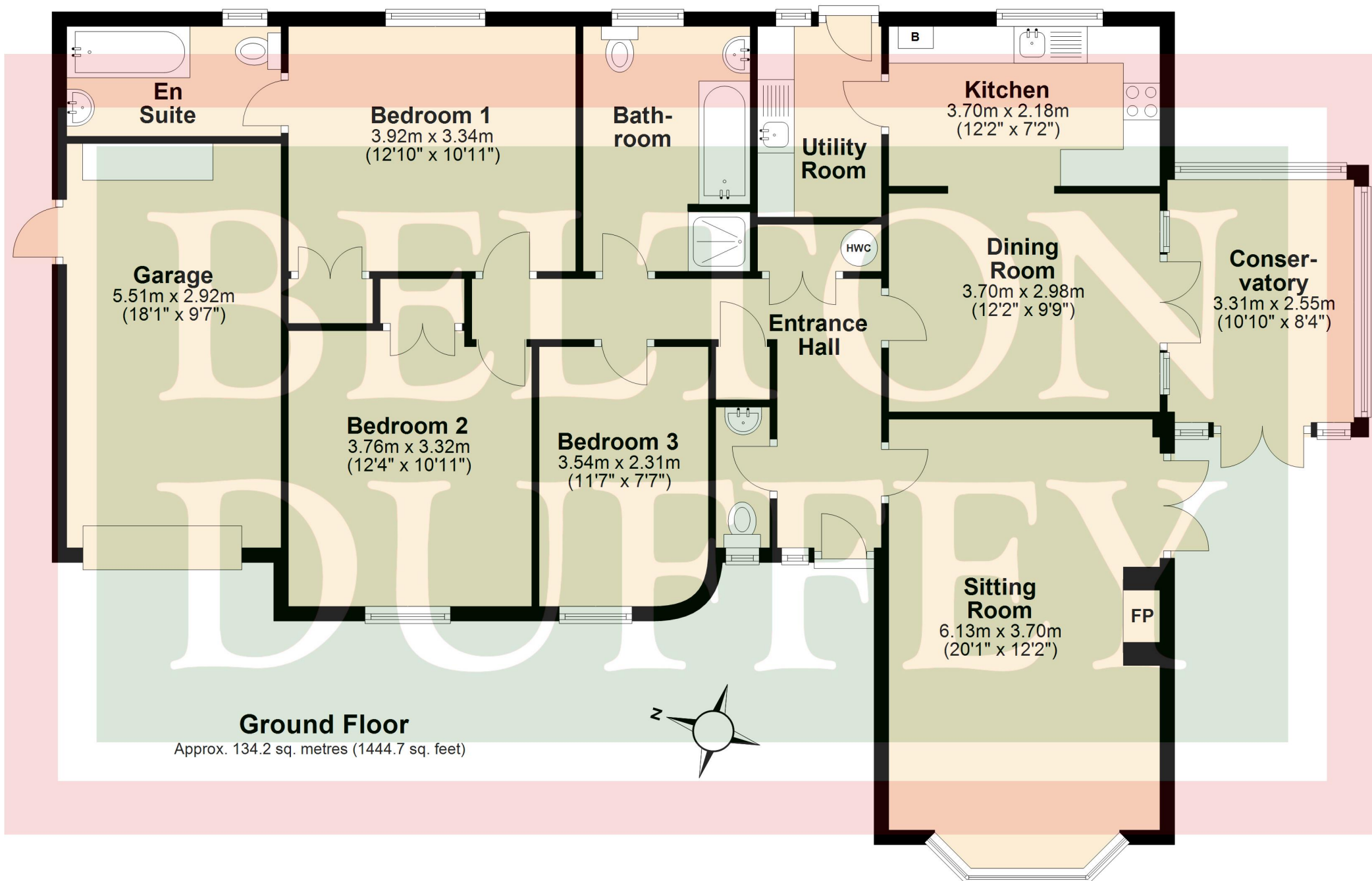
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 134.2 sq. metres (1444.7 sq. feet)



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