



**23 St Peters Road, Fakenham**  
Guide Price £240,000

**BELTON  
DUFFEY**



## 23 St Peters Road

Fakenham,  
Norfolk, NR21 8AL



*A well presented 3 bedroom end terrace house with front and rear gardens and a useful outbuilding, situated in a popular part of town.*

### DESCRIPTION

23 St Peters Road is a modern end terrace ex-local authority property situated in a popular part of Fakenham close to the town's amenities. The well presented accommodation briefly comprises an entrance hall, kitchen/dining room, sitting room and a rear hall leading to a utility/WC. Upstairs, the landing has space for a small office area with doors to the 3 bedrooms and family bathroom. Further benefits include solar panels installed, majority UPVC double glazed windows and doors, cavity wall insulation and an electric boiler providing central heating to radiators.

Outside, there are attractive lawned gardens to the front and rear with a patio area, large lean-to garden shed and a useful brick built outbuilding with power and light. Unrestricted on-street parking is available close by outside the property.

### GROUND FLOOR

A partly glazed UPVC door with fixed side windows leads into the entrance hall with staircase to the first floor landing, coat hooks and radiator. Doors to the double aspect sitting room and kitchen/dining room where there is access to a rear hall with a utility/WC and a partly glazed door leading outside to the rear garden.

### FIRST FLOOR

The first floor landing has an airing cupboard and space for a small study area with a window overlooking the rear garden. Doors to 3 bedrooms and family bathroom.



***what3words: ///dictation.spire.plates***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

23 St Peters Road stands behind a lawned front garden with shrub borders, hedged boundaries and a central concrete pathway to the storm porch and front entrance door with outside light. To the side, there is an area suitable for the storage of refuse bins etc and a large lean-to shed accessible from the front and rear gardens.

The rear garden comprises a good sized brick weave patio with a lawn beyond, raised perimeter borders, tall fenced boundaries, outside tap and light. Unrestricted on-street parking is available close by outside the property.

## **OUTBUILDINGS**

OUTBUILDING - Brick built with power and light, also housing the electric boiler.  
TIMBER SHED - Large useful lean-to shed.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity with solar panels installed.  
Electric boiler providing central heating to radiators. EPC Rating Band D.

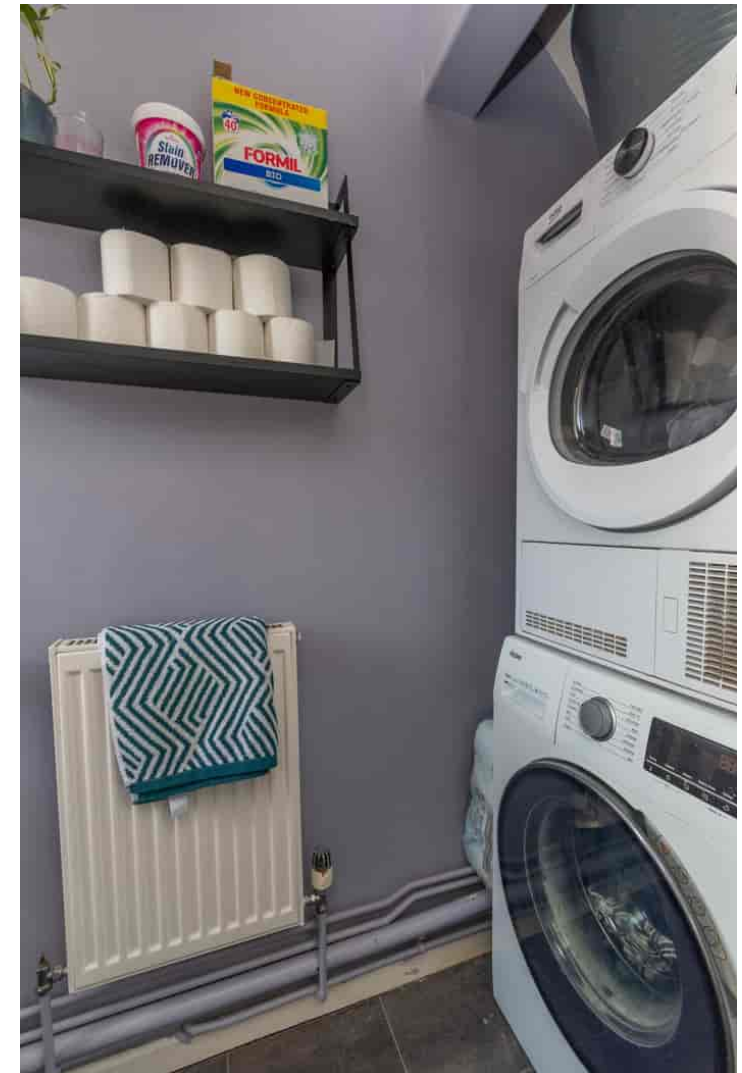
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

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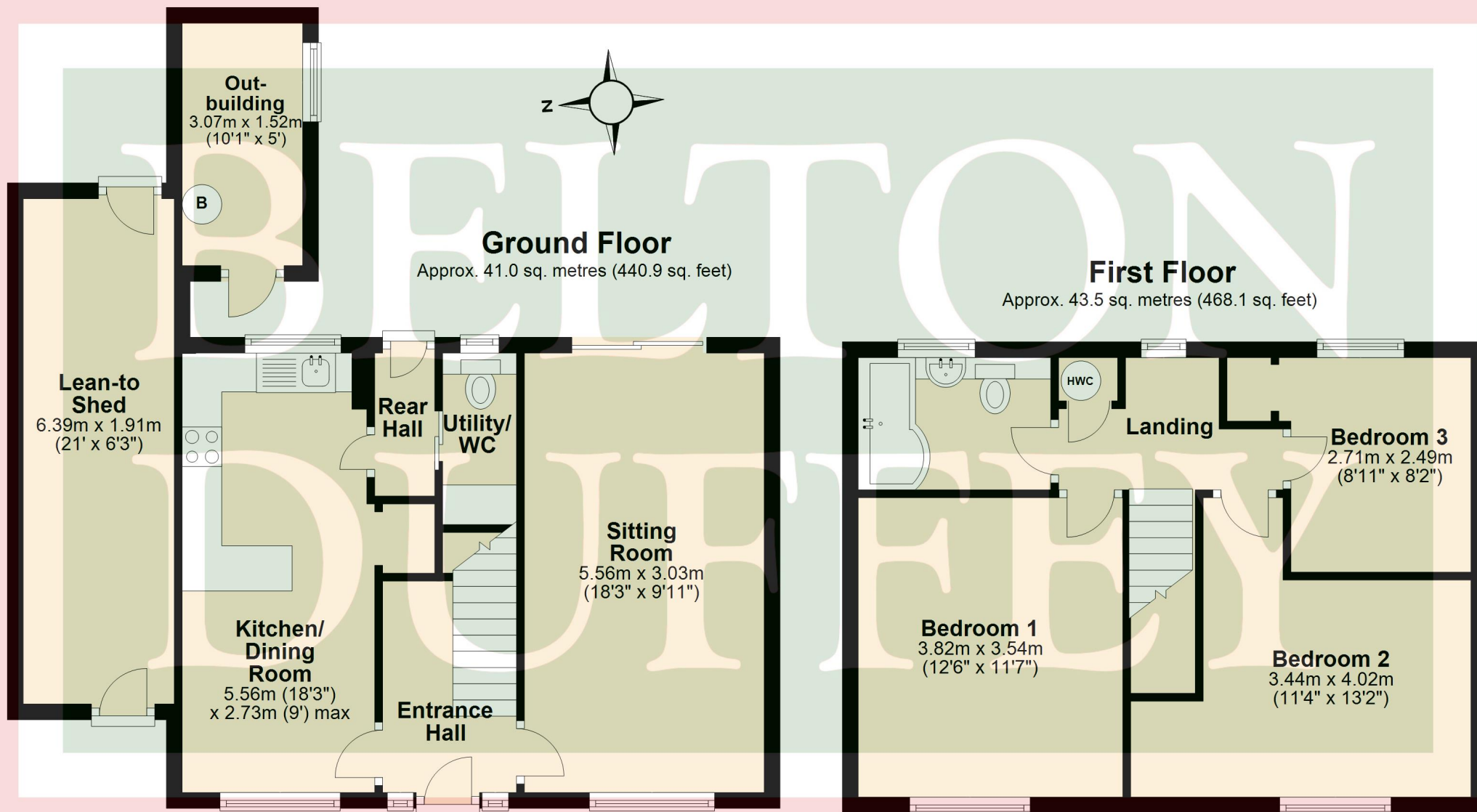
## SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.



Total area: approx. 84.4 sq. metres (909.0 sq. feet)





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.







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