



12 North Park, Fakenham
Guide Price £240,000

BELTON DUFFEY

12 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RQ

A modern detached house with 3 bedroom accommodation, driveway parking, garage and gardens. No onward chain.

DESCRIPTION

12 North Park is a modern detached house situated in a popular residential area less than a mile from the centre of the market town of Fakenham. The property does now require a programme of light refurbishment with ground floor accommodation briefly comprising an entrance porch, reception hall, cloakroom, kitchen, good sized sitting/dining room and a rear lobby leading to the attached garage and the rear garden. Upstairs, the landing leads to 3 bedrooms and a bathroom. The property also has the benefit of majority UPVC double glazed windows and doors and part electric radiator heating.

Outside, there is driveway parking leading to an attached garage with well stocked gardens to the front and rear.

12 North Park is being offered for sale with no onward chain.



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.

ENTRANCE PORCH

1.73m x 0.93m (5' 8" x 3' 1") at widest points.

A partly glazed UPVC door with an obscured glass panel to the side leads from the front of the property into the entrance porch with space for coat hooks and shoe storage etc. Door to the cloakroom and a glazed timber door to the reception hall.

CLOAKROOM

1.73m x 0.93m (5' 8" x 3' 1")

Wash basin with a tiled splashback, WC and a small window to the front with obscured glass.

RECEPTION HALL

2.85m x 1.83m (9' 4" x 6' 0")

Staircase leading up to the first floor landing, electric radiator, built-in storage cupboard, door to the sitting/dining room and a glazed door leading into:

KITCHEN

3.19m x 2.63m (10' 6" x 8' 8")

A range of base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Integrated double oven with a ceramic hob over and extractor hood, integrated fridge freezer, space and plumbing for a washing machine. Built-in pantry cupboard, vinyl flooring, window overlooking the rear garden and a door to the rear lobby.

SITTING/DINING ROOM

6.75m x 3.74m (22' 2" x 12' 3")

A good sized double aspect sitting/dining room with a window overlooking the front garden and sliding patio doors leading outside to the rear garden. Electric radiator, serving hatch to the kitchen.



REAR LOBBY

1.01m x 0.85m (3' 4" x 2' 9")

Opening to the attached garage and a partly glazed timber door leading outside to the rear garden.

FIRST FLOOR LANDING

Galleried landing with a built-in airing cupboard housing the hot water cylinder, electric radiator, loft hatch, window to the side and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.42m x 2.94m (11' 3" x 9' 8")

Electric radiator and a window to the front.

BEDROOM 2

3.38m x 2.59m (11' 1" x 8' 6") excluding wardrobes.

Full wall of fitted wardrobe cupboards with sliding doors, window overlooking the rear garden.

BEDROOM 3

2.63m x 2.60m (8' 8" x 8' 6") at widest points.

Overstairs storage cupboard, curtained storage recess and a window to the front.

BATHROOM

2.28m x 1.68m (7' 6" x 5' 6")

A suite comprising a panelled bath with an electric shower over and shower curtain, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, white towel radiator and a window to the rear with obscured glass.

OUTSIDE

12 North Park is set back from the road behind an attractive lawned front garden with well stocked shrub and plant beds and a concrete and gravelled driveway to the side providing parking and leading to the attached garage. Concrete pathway to the front door with outside light.

A tall pedestrian gate to the side of the property leads to the rear garden which comprises a small concrete and paved terrace with a lawn beyond. Well stocked plant and shrub beds, sunken pond, outside tap.

GARAGE

6.05m x 2.50m (19' 10" x 8' 2")

Electric roller shutter door to the front, power and light and an opening to the rear lobby.

DIRECTIONS

Proceed out of Fakenham town centre on Queens Road and, at the staggered crossroads, proceed straight over into Claypit Lane. Continue along this road and take the fourth left hand turning into North Park where you will see number 12 a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Part electric radiator heating. EPC Rating Band E.

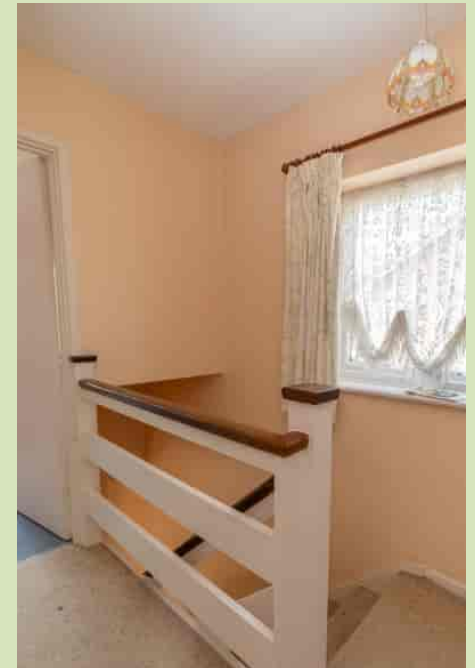
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

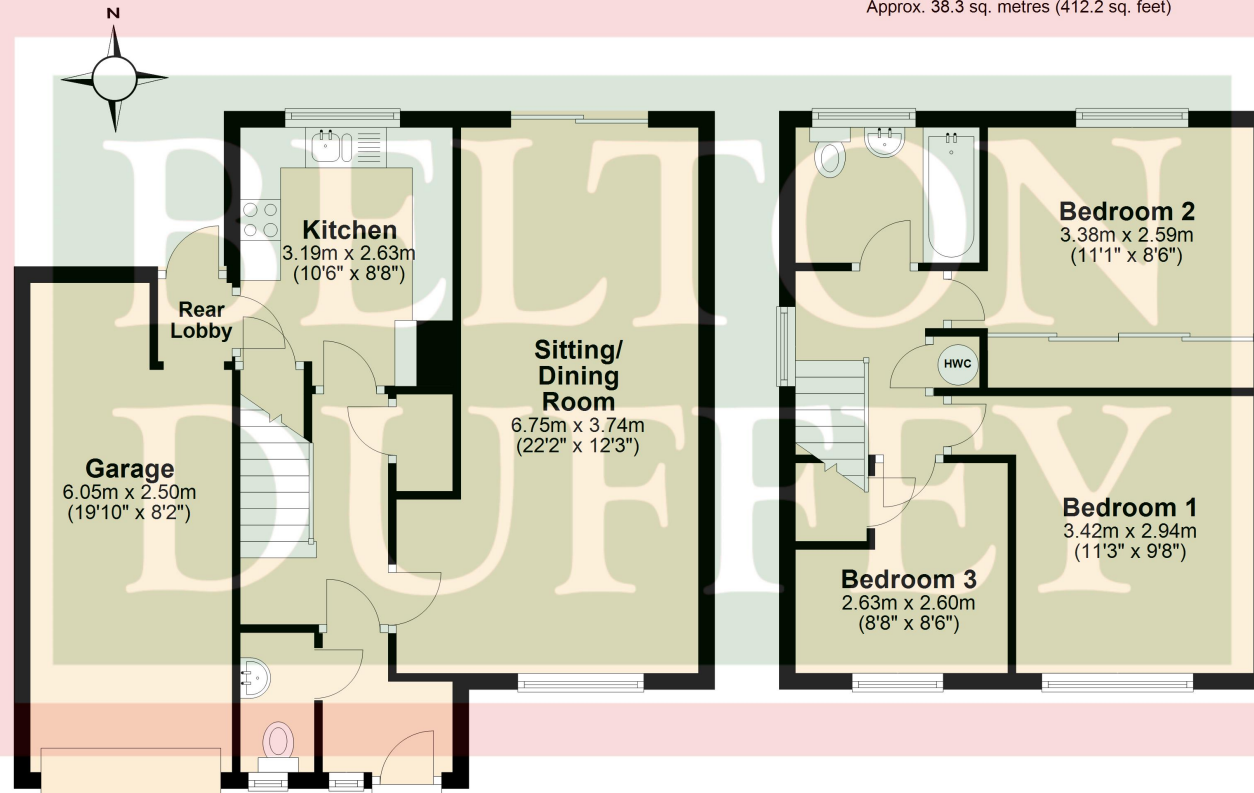


Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)

First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)





BELTON DUFFEY

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

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

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

www.beltonduffey.com

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.

