



16 Gorse Close, Fakenham
Guide Price £360,000

BELTON DUFFEY

16 GORSE CLOSE, FAKENHAM, NORFOLK, NR21 8PP

A detached brick and flint bungalow with well presented 3 bedroom, 2 bathroom accommodation, driveway parking and garage, situated on a cul de sac adjoining woodland. No chain.

DESCRIPTION

16 Gorse Close is a modern detached brick and flint built bungalow situated on a cul de sac on the outskirts of the popular market town of Fakenham, adjoining a wooded dell to the south belonging to The Pensthorpe Natural Park.

The well presented refurbished accommodation comprises an L-shaped entrance hall, kitchen and a large L-shaped sitting/dining room with an en suite principal bedroom, 2 further bedrooms and a bathroom. The property also has the benefit of gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking leading to an attached garage with a lawned front garden and a lawned south facing garden to the rear with a tree-lined backdrop.



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 HALL

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into the L-shaped entrance hall. Storage cupboard with hanging rail and shelf, shelved airing cupboard housing the Vaillant gas-fired boiler, loft hatch, radiator and doors to the principal rooms.

KITCHEN

4.13m x 2.27m (13' 7" x 7' 5")

A well appointed contemporary gloss white range of base units with quartz worktops incorporating a resin sink unit with mixer tap, tiled splashbacks. Integrated oven and ceramic hob with extractor hood over, spaces and plumbing for a dishwasher, washing machine and freestanding fridge freezer. Ceramic floor tiles, radiator, ceiling spotlights, window to the front and a partly glazed composite door leading outside to the side of the property.

SITTING/DINING ROOM

6.39m x 5.62m (21' 0" x 18' 5") at widest points.

A spacious L-shaped sitting/dining room with a stone fireplace housing a gas-fired flame effect fire, 3 radiators, window overlooking the rear garden and glazed sliding patio doors leading outside.

BEDROOM 1

3.58m x 3.02m (11' 9" x 9' 11")

Radiator, window overlooking the rear garden and a door leading into:



EN SUITE SHOWER ROOM

1.50m x 1.47m (4' 11" x 4' 10")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.30m x 2.97m (10' 10" x 9' 9")

Radiator and a window to the front.

BEDROOM 3

3.58m x 2.37m (11' 9" x 7' 9")

Radiator and a window overlooking the rear garden.

BATHROOM

3.49m x 1.68m (11' 5" x 5' 6")

A suite comprising a panelled bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, chrome towel radiator, extractor fan and a window to the side with obscured glass.

OUTSIDE

Number 16 is set back off Gorse Close behind a lawned front garden bounded by a low brick wall with a paved walkway leading to the front entrance porch with outside light. A gravelled driveway provides a parking space and leads to the attached garage.

Tall timber pedestrian gates to both sides of the property lead to the rear garden comprising a lawn, small paved terrace, perimeter borders, fenced boundaries, outside tap. The garden is south facing and backs onto woodland belonging to The Pensthorpe Natural Park.

GARAGE

5.10m x 2.82m (16' 9" x 9' 3")

Up and over door to the front, window to the side, power and light.

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 following the cul de sac round to the left where you will see number 16 on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

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. 104.4 sq. metres (1123.8 sq. feet)



Sitting/Dining Room

6.39m x 5.62m
(20'11" x 18'5")

FP

Bedroom 3

3.58m x 2.37m
(11'9" x 7'9")

Bedroom 1

3.58m x 3.02m
(11'9" x 9'11")

Garage

5.10m x 2.82m
(16'9" x 9'3")

Bedroom 2

3.30m x 2.97m
(10'10" x 9'9")

Kitchen

4.13m x 2.27m
(13'7" x 7'5")

Total area: approx. 104.4 sq. metres (1123.8 sq. feet)



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