



**The Nook, Fakenham**  
**Guide Price £240,000**

**BELTON DUFFEY**



## THE NOOK, 115 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RJ

A semi detached bungalow with spacious flexible 3 bedroom, 2 bathroom accommodation, driveway parking, garage and garden. No chain

### DESCRIPTION

The Nook is a semi detached bungalow situated at the end of a cul de sac in the popular North Park area of Fakenham and within walking distance of the town centre and offered for sale with no onward chain.

The property would benefit from a programme of light refurbishment with spacious accommodation comprising a useful utility/boot room, kitchen and sitting/dining room with 3 bedrooms, 1 with an en suite shower room and a bathroom. Further benefits include UPVC double glazed windows and doors and night storage heating.

Outside, there is driveway parking with a garage and a low maintenance south 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.

## **UTILITY/BOOT ROOM**

5.34m x 3.48m (17' 6" x 11' 5") at widest points.

A partly glazed UPVC door leads from the driveway to the front of the property into the useful utility/boot room side extension of UPVC double glazed construction. Base cupboards with a laminate worktop over and spaces and plumbing for a washing machine and tumble dryer, electric radiator, 2 windows overlooking the rear garden and a partly glazed UPVC door leading outside. Glazed timber door leading into:

## **KITCHEN**

4.21m x 2.61m (13' 10" x 8' 7")

Extensive range of beech effect base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven and ceramic hob with an extractor hood over, dishwasher and fridge freezer. Tiled floor, window to the utility/boot room and a window to the front of the property. Door leading into:

## **INNER HALLWAY**

Airing cupboard housing the hot water cylinder, vinyl flooring, loft hatch and doors to the principal rooms.

## **SITTING/DINING ROOM**

5.14m x 3.16m (16' 10" x 10' 4")

Vinyl flooring, night storage heater and a wide window to the front of the property.

## **BEDROOM 1**

3.68m x 3.54m (12' 1" x 11' 7")

Night storage heater, window overlooking the rear garden and a door leading into:





## **EN SUITE SHOWER ROOM**

2.41m x 1.33m (7' 11" x 4' 4")

Shower cubicle with an electric shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled floor and splashbacks, chrome towel radiator and extractor fan.

## **BEDROOM 2**

4.12m x 2.23m (13' 6" x 7' 4")

Night storage heater and a window overlooking the rear garden.

## **BEDROOM 3**

3.04m x 2.61m (10' 0" x 8' 7")

Night storage heater and a window overlooking the rear garden.

## **BATHROOM**

1.89m x 1.75m (6' 2" x 5' 9")

A panelled bath with an electric shower over and folding glass shower screen, pedestal wash basin and WC. Tiled walls, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

The Nook is set back from the cul de sac behind a brick weave driveway providing parking for 2/3 vehicles and leading to the garage and front entrance door.

A high timber pedestrian gate opens onto a covered walkway to the south facing rear garden. The garden has been break weaved and paved for ease of maintenance with an artificial lawn, screened area suitable for the storage of refuse bins etc, outside tap and high fenced boundaries. Doors to the utility/boot room and rear of the garage.

## **GARAGE**

5.80m x 2.49m (19' 0" x 8' 2")

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

## **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. Continue to the T junction and turn left and take the next left hand turning where you will see The Nook (number 115) in front of you at the end of the cul de sac, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band D.

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

## TENURE

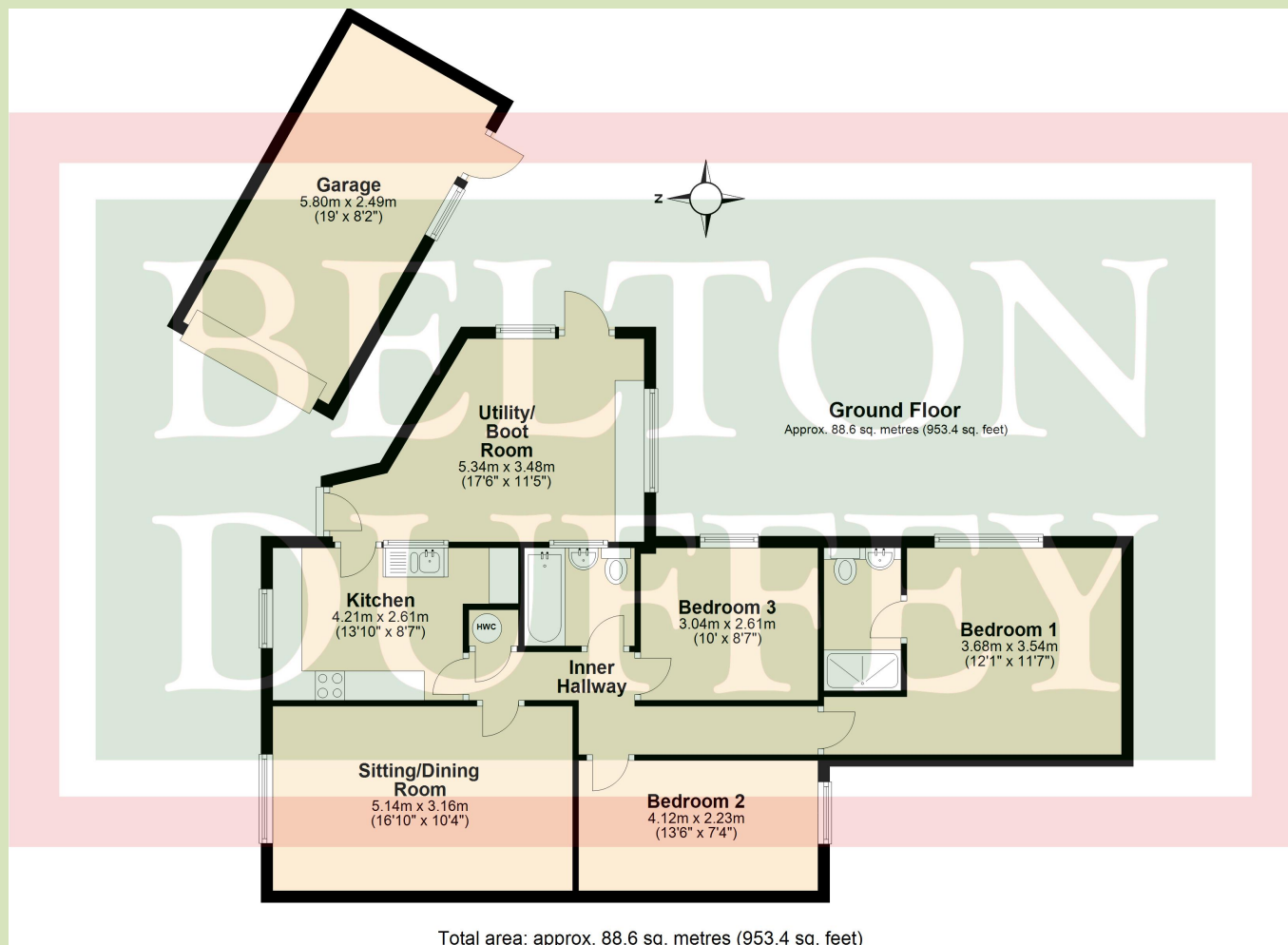
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.









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