



**6 Newmans Court Norwich Street, Fakenham**  
**£750 per calendar month**

**BELTON DUFFEY**





## **6 NEWMANS COURT NORWICH STREET, FAKENHAM, NORFOLK, NR21 9AJ**

A modern 1 bedroom leasehold 2 storey maisonette situated right in the heart of the town centre at Fakenham.

### **DESCRIPTION**

Built in 2017 by renowned local developers Michael McNamara Associates, Newmans Court comprises 20 contemporary properties from apartments to town houses situated right in the heart of the market town of Fakenham, ideally located for all the amenities the town has to offer.

The property has well presented accommodation comprising an open plan kitchen/dining/living room to the ground floor and a landing upstairs leading to a double bedroom and a shower room. Further benefits include oak veneer internal doors, triple glazed UPVC windows and doors throughout and gas-fired central heating.

### **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.

### **ACCESS**

6 Newmans Court is accessed over a pathway leading from the archway to the front of the building to the glazed front door leading into:





## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

5.02m x 3.33m (16' 6" x 10' 11")

A double aspect open plan kitchen/dining/living room with windows to the front and rear, recessed ceiling lights and laminate oak flooring. Comprising:

### **KITCHEN AREA**

A range of cream base and wall units with wood effect laminate worktops and upstands incorporating a stainless steel sink unit with a chrome mixer tap. Integrated oven and ceramic hob with a stainless steel extractor hood over, space for a fridge freezer. Deep utility cupboard with space and plumbing for a washing machine and also housing the gas-fired central heating boiler. Open plan to:

### **DINING/LIVING AREA**

Recessed door mat, radiator and staircase leading up to the first floor landing.

## **FIRST FLOOR LANDING**

Laminate oak flooring, window to the rear and doors to the bedroom and shower room.

## **DOUBLE BEDROOM**

3.33m x 2.78m (10' 11" x 9' 1")

A double bedroom with laminate oak flooring, built-in storage cupboard, recessed ceiling lights, radiator and a window to the front.

## **SHOWER ROOM**

2.81m x 1.36m (9' 3" x 4' 6")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin with an illuminated mirror above, WC. Recessed ceiling lights, vinyl flooring, chrome towel radiator, extractor fan and a window to the rear with obscured glass.

## **DIRECTIONS**

On foot, leave Belton Duffey's office heading north along Market Place and head down the alleyway to the left of Superdrug. Continue to the end until you reach Queens Road Car Park where you will see Newmans Court on the right and access to the maisonette is through the archway where you will see the property on the left-hand side.

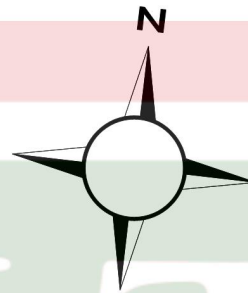
## Ground Floor

Approx. 16.7 sq. metres (179.9 sq. feet)



**Open  
Plan  
Kitchen/Dining  
Living  
Room**

5.02m x 3.33m  
(16'6" x 10'11")



## First Floor

Approx. 16.7 sq. metres (179.9 sq. feet)



**Bedroom**

3.33m x 2.78m  
(10'11" x 9'1")

Total area: approx. 33.4 sq. metres (359.9 sq. feet)



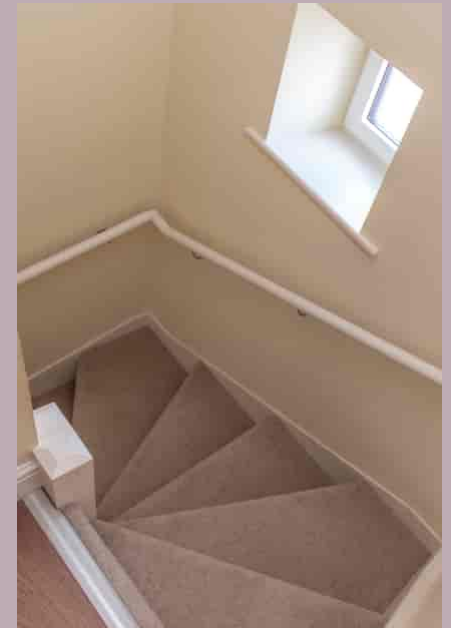
## OTHER INFORMATION

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

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

## VIEWING

Strictly by appointment with the agent.





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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)

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