



8 Bramble Court, Fakenham
Guide Price £385,000

BELTON DUFFEY



8 BRAMBLE COURT, FAKENHAM, NORFOLK, NR21 8PJ

A much improved stylish family detached house in a sought after cul-de-sac location backing onto woodland, yet convenient for schooling and the town centre.

DESCRIPTION

8 Bramble Court is a much improved and spacious family detached house of high specification, pleasantly situated on a quiet cul-de-sac with secluded rear garden backing onto woodland, yet offers easy access to Fakenham town centre, schooling for all ages and retail outlets. Other noteworthy features include replacement UPVC double glazing and gas-fired radiator central heating with a gas fire in the sitting room.

The well appointed accommodation includes an entrance hall, cloakroom, double aspect sitting room, re-fitted kitchen and utility room with a separate dining room and a landing upstairs leading to the principal bedroom with en suite shower room, 3 further bedrooms and a re-fitted family bathroom.

Outside, there is a detached single garage, additional parking for 2 vehicles and the secluded rear garden has a sunny south-westerly aspect and backs directly onto woodland belonging to The Pensthorpe Natural Park.

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

2.84m x 1.91m (9' 4" x 6' 3")

A partly glazed composite door with a glazed panel to the side, storm porch over and courtesy light leads from the front of the property into the entrance hall. Staircase to first floor landing with storage cupboard under, laminate flooring, radiator and doors to the sitting room, dining room and cloakroom.



CLOAKROOM

1.92m x 1.09m (6' 4" x 3' 7")

Suite comprising WC and wall mounted wash basin with tiled splashback, radiator, vinyl flooring and extractor fan.

SITTING ROOM

6.59m x 3.29m (21' 7" x 10' 10")

A bright and spacious double aspect sitting room of generous proportions with a window to the front and UPVC French doors leading outside onto a patio and the rear garden beyond. Fireplace housing a gas living flame fire with marble hearth and ornate surround, 2 radiators.

DINING ROOM

3.80m x 2.98m (12' 6" x 9' 9")

Window to the front, laminate flooring, radiator and a partly glazed door leading into:

KITCHEN

3.92m x 2.98m (12' 10" x 9' 9")

A beautifully re-fitted kitchen in an attractive contemporary style featuring an excellent range of floor and wall mounted storage units, extensive natural wood effect worksurfaces with matching breakfast bar and upstands.

White ceramic one and a half bowl sink unit with mixer tap, integrated appliances including a double oven, ceramic hob with extractor hood over, microwave, fridge, freezer and dishwasher. Herringbone vinyl flooring, radiator, window overlooking the rear garden and a door leading into:

UTILITY ROOM

2.46m x 1.92m (8' 1" x 6' 4")

Range of floor and wall mounted storage units, small worksurface with stainless steel sink unit, space and plumbing for washing machine, cupboard housing the gas-fired boiler. Herringbone vinyl flooring, radiator, partly glazed UPVC door leading outside to the rear garden.

FIRST FLOOR LANDING

Loft hatch and doors to the 4 bedrooms and family bathroom.



BEDROOM 1

4.08m x 3.75m (13' 5" x 12' 4")

A generous double bedroom with a window to front, radiator and a door leading into:

EN SUITE SHOWER ROOM

2.35m x 1.95m (7' 9" x 6' 5") at widest points.

Tiled shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin with tiled splashback, WC. Built-in storage cupboard, chrome towel radiator, vinyl flooring, extractor fan and a window to the front with obscured glass.

BEDROOM 2

3.80m x 3.29m (12' 6" x 10' 10")

Window to the front, radiator.

BEDROOM 3

3.80m x 3.29m (12' 6" x 10' 10")

Window overlooking the rear garden with woodland views beyond, radiator.

BEDROOM 4

2.74m x 2.70m (9' 0" x 8' 10")

Window overlooking the rear garden with woodland views beyond, radiator.

BATHROOM

2.68m x 1.84m (8' 10" x 6' 0")

Luxury re-fitted suite comprising a panelled bath with a chrome shower attachment and glass shower screen, vanity storage unit incorporating a wash basin and concealed cistern WC. Metro tiled splashbacks, vinyl flooring, chrome towel radiator and extractor fan. Window to the rear with obscured glass.

OUTSIDE

To the front of number 8, there is a gravelled driveway to the garage and additional hardstanding which provide off road parking for 2 vehicles. Neat lawned areas with plant border and a paved pathway to the front entrance porch with courtesy light.

A tall timber pedestrian gate leads to a pathway between the house and garage to the rear. The generous rear garden enjoys a high degree of privacy, backing on to woodland, and a sunny south-westerly aspect. Crazy paved patio area, large neat lawn, shrub borders, timber garden shed, outside tap and secure fenced boundaries.



GARAGE

5.28m x 2.59m (17' 4" x 8' 6")

A detached single garage with up and over door, pitched tiled roof with eaves storage, power and light connected, personal door to garden.

DIRECTIONS

Leave Fakenham town centre in an easterly direction on Norwich Road, passing Aldi supermarket and Police/Fire Station on your right, and, approximately half a mile, turn right into Valley Way. Take the third right into Plantation Road and Bramble Court is first left where you will see number 8 towards the end on the right-hand side.

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

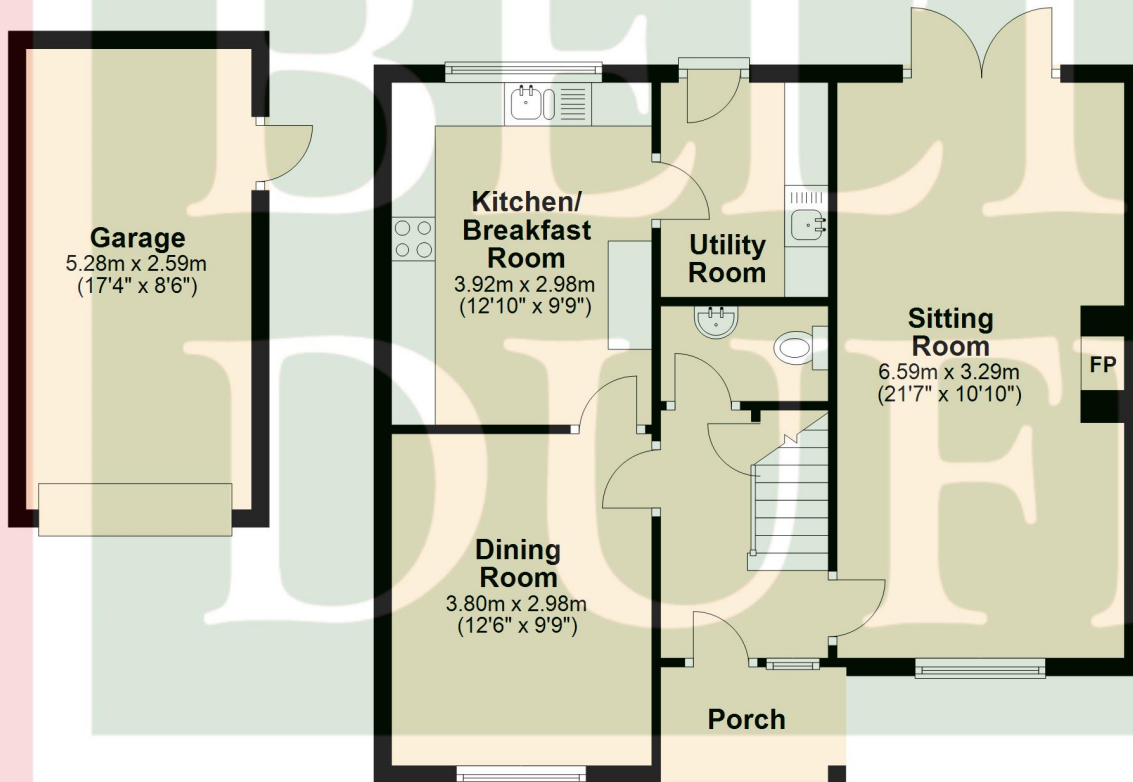
Strictly by appointment with the agent.





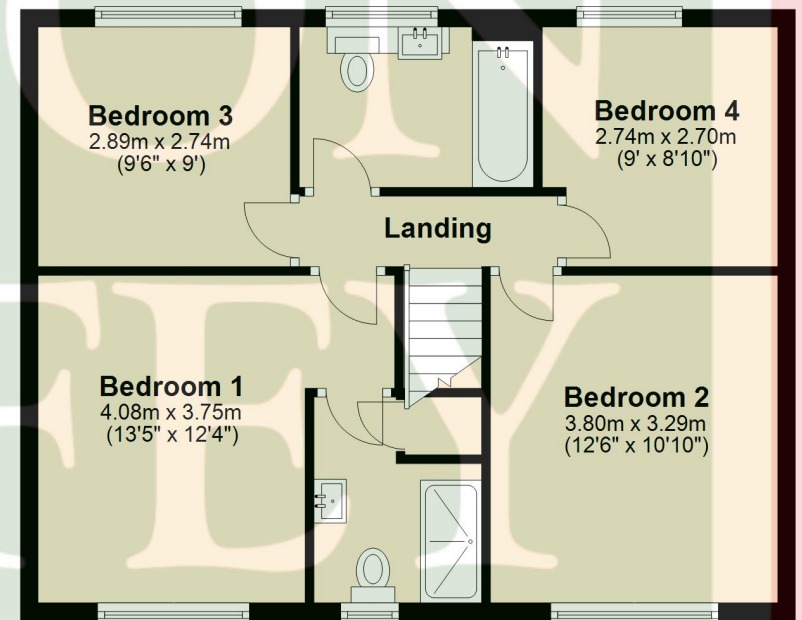
Ground Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 131.1 sq. metres (1410.6 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

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