



5 William Road, Fakenham

Guide Price £320,000

**BELTON
DUFFEY**

5 William Road

Fakenham,
Norfolk, NR21 8LT



A refurbished detached bungalow situated on the outskirts of town with well presented spacious 3 bedroom accommodation, driveway parking, car port and attractive gardens.

DESCRIPTION

5 William Road is a modern detached bungalow located in a popular residential area on the outskirts of the market town of Fakenham. The property has been significantly improved by the current owners and offers well presented living accommodation, including an impressive kitchen/dining room and a comfortable sitting room featuring a fireplace with a wood burning stove. The principal bedroom has an en suite cloakroom, and there are two further bedrooms along with a well-appointed family shower room. Additional benefits include gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, the property offers driveway parking for up to three vehicles, a car port, and a large outside utility room and workshop, along with attractively landscaped front and rear gardens.

ACCOMMODATION

The property is accessed to the side via a glazed UPVC door leading to a spacious L-shaped entrance hall which leads to an impressive kitchen/dining room and a comfortable double aspect sitting room with a fireplace housing a wood burning stove. The principal bedroom has an en suite shower room and there are 2 further bedrooms and a family shower room.



what3words: ///kilts.strutted.loopholes

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Number 5 sits back from the road behind a low block wall boundary, with a neatly lawned front garden and well stocked plant borders. A concrete driveway runs along the north side of the property, providing parking for up to three vehicles, and leads to a covered carport giving access to the outside utility room and side entrance into the kitchen.

To the south, an iron gate opens through a brick archway onto a south-facing paved terrace and the property's main entrance door. The rear garden beyond is attractively landscaped, featuring a shaped lawn, decked pergola, and summer house, along with a deep gravelled planting border. There is also access to a workshop and a screened area to the rear where there is a lean-to shed and a space for storage and refuse bins etc.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators, wood burning stove in the sitting room. EPC Rating Band D.

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

TENURE

This property is for sale Freehold.

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SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

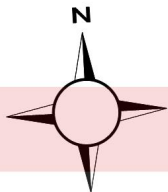
Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.



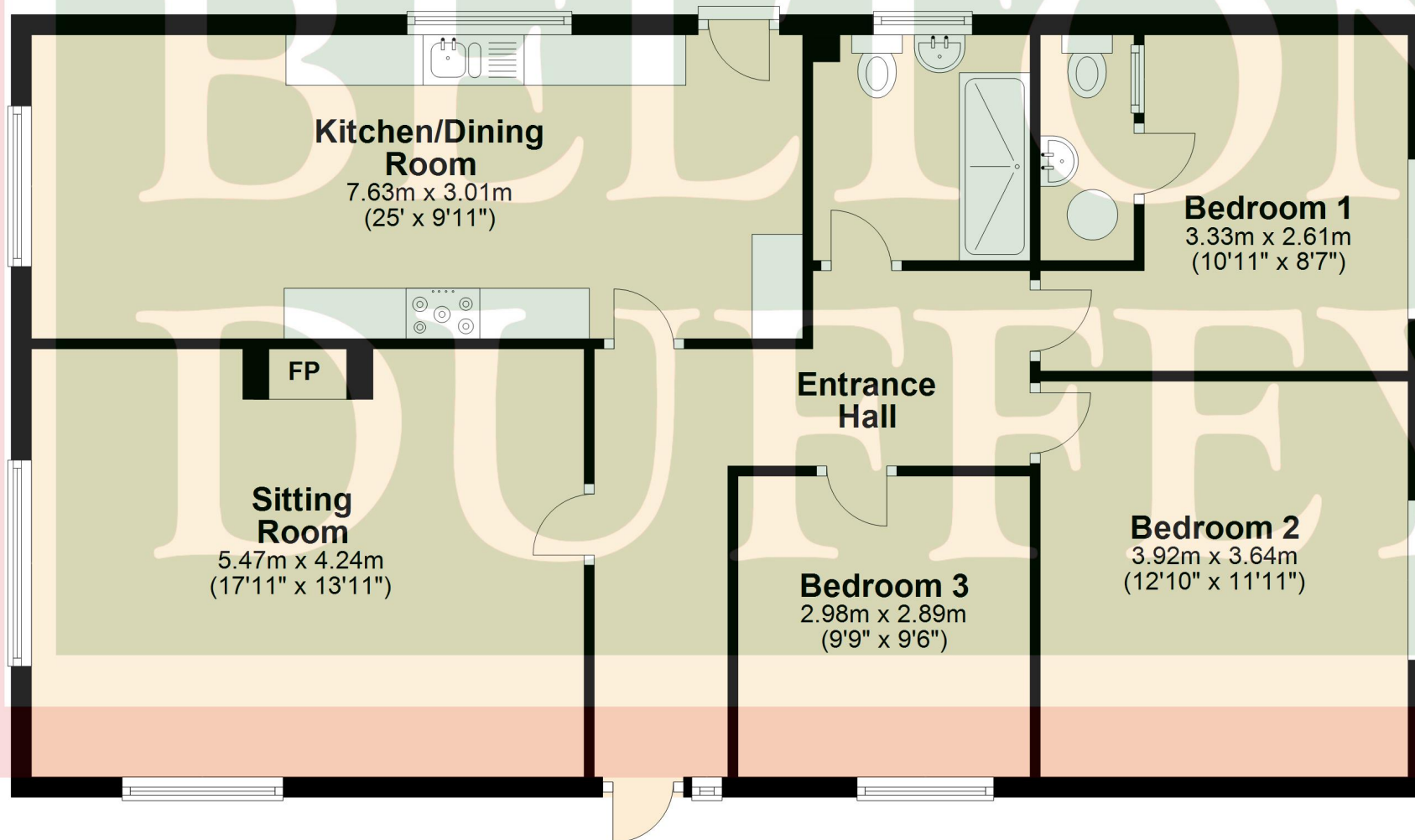
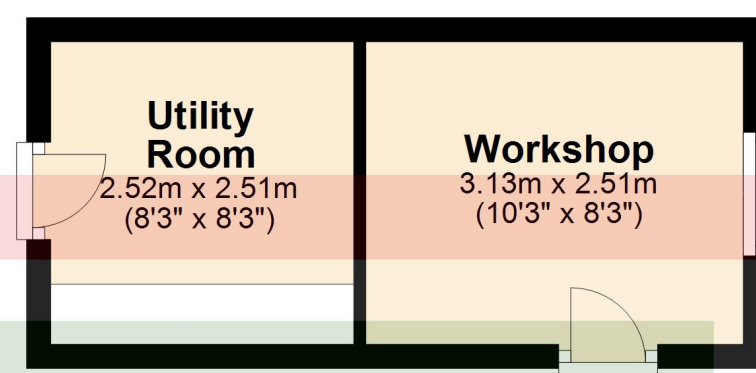






Ground Floor

Approx. 114.8 sq. metres (1235.4 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)



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.





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