



**3 Foxglove Close, Fakenham  
Offers in Excess of £350,000**

**BELTON DUFFEY**



## **3 FOXGLOVE CLOSE, FAKENHAM, NORFOLK, NR21 8PR**

A much improved 4 bedroom, 2 bathroom detached family house situated at the end of a popular cul-de-sac backing onto woodland.

### **DESCRIPTION**

3 Foxglove Close is a much improved and spacious detached family house of high specification, pleasantly situated at the end of 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 UPVC double glazing, replacement oak veneer internal doors and gas-fired radiator central heating.

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

Outside, there is extensive driveway parking and the secluded rear garden has a sunny southerly 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**

3.73m x 1.86m (12' 3" x 6' 1")

A partly glazed composite door with a storm porch over and courtesy light leads from the front of the property into the entrance hall. Staircase to the first floor landing with storage cupboards under, vinyl flooring, radiator, opening to the kitchen/breakfast room and doors to the sitting room and cloakroom.



## **CLOAKROOM**

1.86m x 0.80m (6' 1" x 2' 7")

Vanity storage unit incorporating a wash basin with tiled splashback, WC, radiator, vinyl flooring, extractor fan and a window to the front with obscured glass.

## **KITCHEN/BREAKFAST ROOM**

4.64m x 3.02m (15' 3" x 9' 11")

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

Recessed stainless steel sink unit with mixer tap, integrated appliances including a double oven, ceramic hob with extractor hood over, fridge, freezer, wine cooler and dishwasher. Cupboard housing the gas-fired boiler, vinyl flooring, radiator, window to the front and a partly glazed composite door leading outside to the side of the property.

## **SITTING ROOM**

5.06m x 3.66m (16' 7" x 12' 0")

Fitted base cupboard with space over for a wall mounted TV, vinyl flooring, radiator, window overlooking the rear garden and UPVC French doors leading outside. Opening to:

## **DINING ROOM**

3.16m x 2.53m (10' 4" x 8' 4")

Wiring for a pendant light over the dining space, radiator, vinyl flooring and a floor to ceiling window overlooking the rear garden. Door leading into:

## **UTILITY ROOM**

2.45m x 2.16m (8' 0" x 7' 1")

Range of floor and wall mounted storage units, small worksurface with stainless steel sink unit, spaces and plumbing for a washing machine and tumble dryer. Vinyl flooring, radiator, recessed ceiling lights, window to the front and a partly glazed composite door leading outside to the side of the property.

## **FIRST FLOOR LANDING**

Galleried landing with a built-in airing cupboard housing the hot water cylinder, radiator, loft hatch and doors to the 4 bedrooms and family bathroom.



## **BEDROOM 1**

3.98m x 3.30m (13' 1" x 10' 10") at widest points.

Wall panelling behind bed space, radiator, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

1.80m x 1.60m (5' 11" x 5' 3") at widest points.

Tiled shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Dark grey towel radiator, tiled floor and splashbacks, recessed ceiling lights, extractor fan and a window to the front with obscured glass.

## **BEDROOM 2**

3.48m x 2.54m (11' 5" x 8' 4")

Radiator and 2 Velux windows to the front of the property.

## **BEDROOM 3**

3.02m x 2.70m (9' 11" x 8' 10")

Radiator and a window overlooking the rear garden and woodland beyond.

## **BEDROOM 4**

2.75m x 2.25m (9' 0" x 7' 5")

Radiator and a window overlooking the rear garden and woodland beyond.

## **FAMILY BATHROOM**

1.96m x 1.65m (6' 5" x 5' 5")

Luxury re-fitted suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit incorporating a wash basin and concealed cistern WC. Chrome towel radiator, tiled floor and splashbacks, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

To the front of number 3, there is a brickweave driveway providing parking with an additional gravelled area to the side, front entrance porch with courtesy light.

A tall timber pedestrian gate leads to a pathway to the rear of the property. The rear garden is south facing and backs onto woodland with a lawn, 2 paved terraces, raised shrub bed, timber shed/workshop, outside lighting and tall fenced boundaries.





## **DIRECTIONS**

Proceed out of Fakenham town centre heading east on the Norwich Road passing the Police Station and continue along this road until you see the turning on the right into Valley Way. Continue along Valley Way for approximately a quarter of a mile and then turn right into Foxglove Close where the property can be found 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. Gas-fired central heating to radiators. EPC Rating Band C.

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.

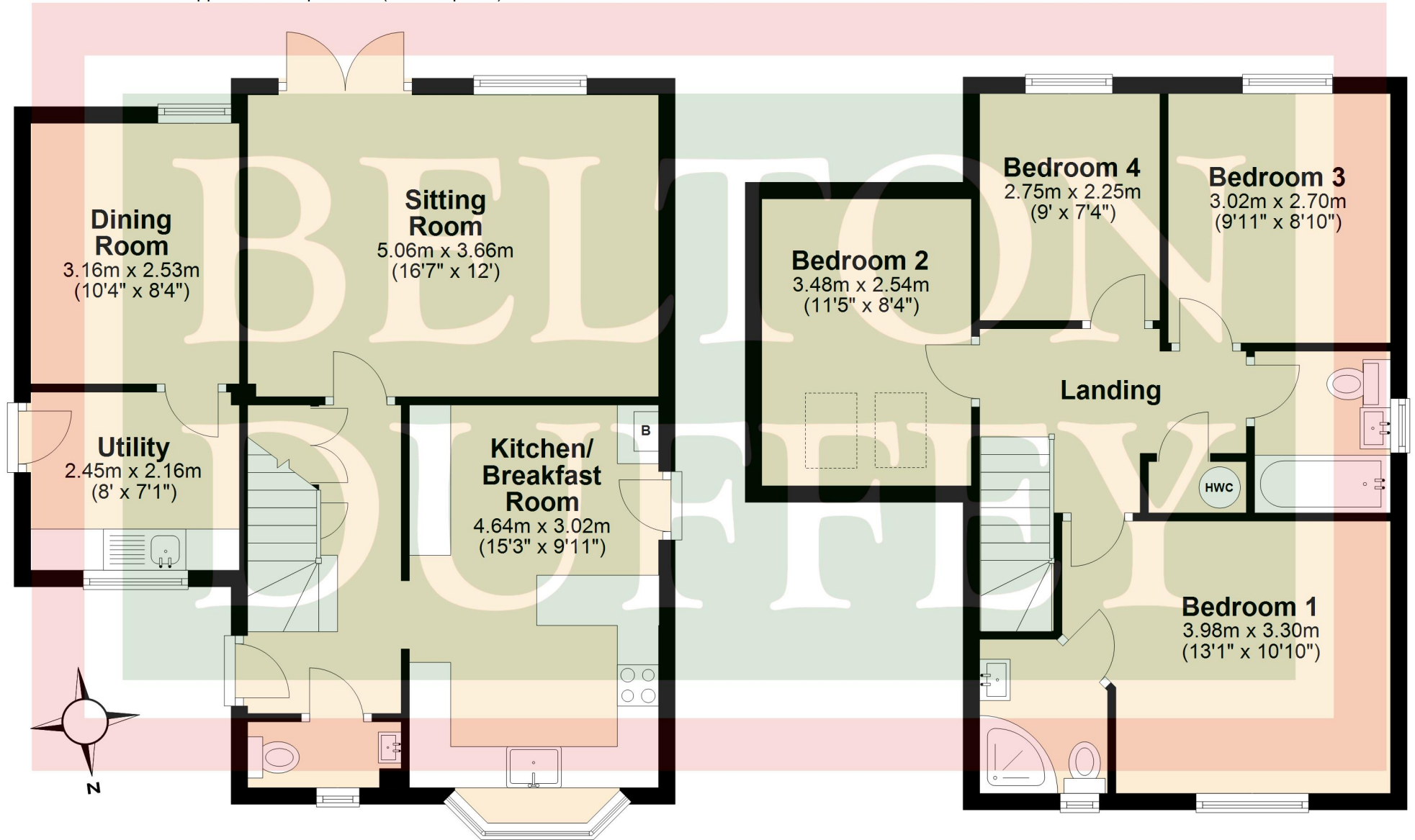


## Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)

## First Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 107.8 sq. metres (1160.1 sq. feet)



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