



8 North Park, Fakenham
Guide Price £225,000

BELTON DUFFEY



8 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RQ

A spacious modern semi detached home requiring full modernisation with garage and driveway parking, in convenient location

DESCRIPTION

Pleasantly situated in the popular North Park area, this spacious modern semi-detached home is offered for sale with no onward chain and requiring full modernisation, presenting a fantastic opportunity to improve according to personal specification, budget and taste.

The accommodation includes entrance hall, living room, kitchen, three bedrooms and shower room, while, externally there are neat gardens to front and rear, garage and long private driveway providing off road parking for a number of vehicles.

The property is offered for sale with full vacant possession and no onward chain.

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

Covered storm porch, external courtesy lighting, full glazed front door, staircase to first floor, radiator, door to;

LIVING ROOM

6.75m x 4.38m (22' 2" x 14' 4" max)

A bright and spacious dual aspect room with windows to front and rear, feature Yorkstone fireplace with Parkray fire and back boiler providing domestic hot water and heating, radiator, under stairs storage cupboard.



KITCHEN

2.63m x 2.46m (8' 8" x 8' 1")

Door and window to rear, floor standing storage units with sink unit over, additional floor and wall mounted storage units, large cupboard housing back boiler.

FIRST FLOOR LANDING

Window to side, access to loft space, doors to;

BEDROOM 1

3.65m x 3.50m (12' 0" x 11' 6")

Window to front, range of fitted wardrobes and dressing table unit.

BEDROOM 2

3.50m x 3.00m (11' 6" x 9' 10")

Window to rear.

BEDROOM 3

2.75m x 2.23m (9' 0" x 7' 4")

Window to front, bulk head storage cupboard

SHOWER ROOM

Window to rear, suite comprising shower cubicle, pedestal wash basin and WC, half height tiling, radiator.

OUTSIDE

To the front of the property there is a neat lawned area with inset tree and mature conifer hedging, a private driveway provides off road parking for a number of vehicles.

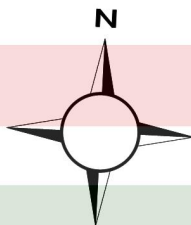
The mature rear garden enjoys a high degree of privacy, neat lawned area, flower and shrub borders, large greenhouse, mature conifer hedging, outside tap, secure fencing to borders, wrought iron gated access to driveway and garage.

GARAGE

A detached single garage with up and over door. External security lighting.

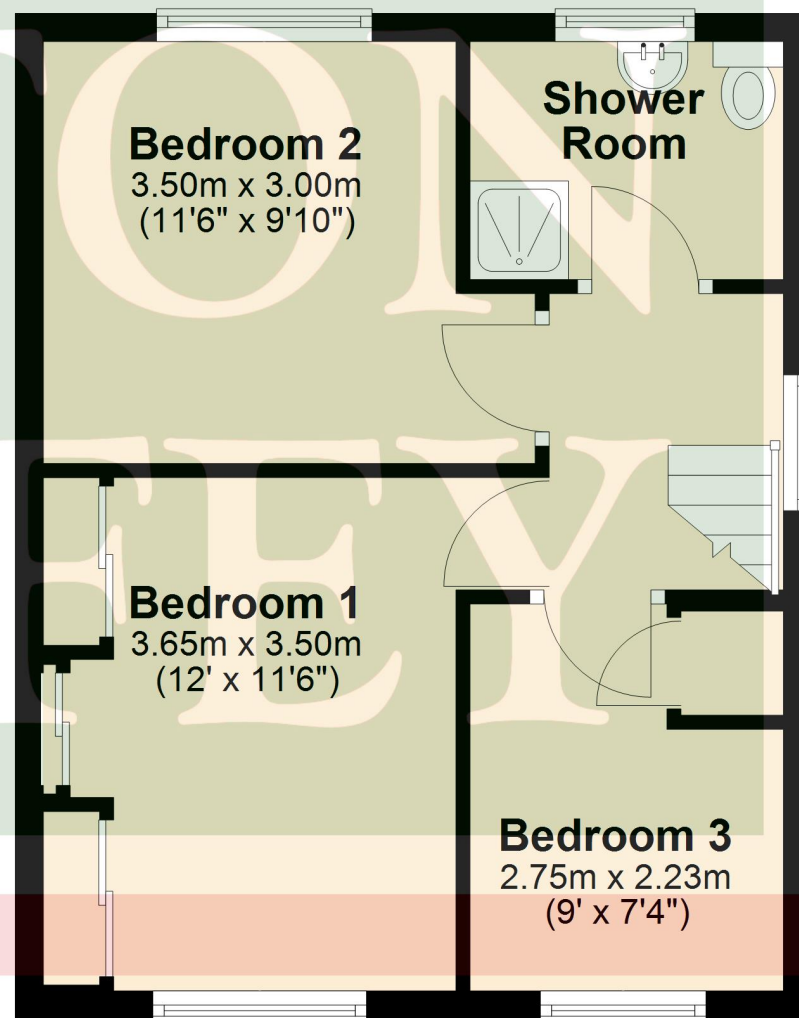
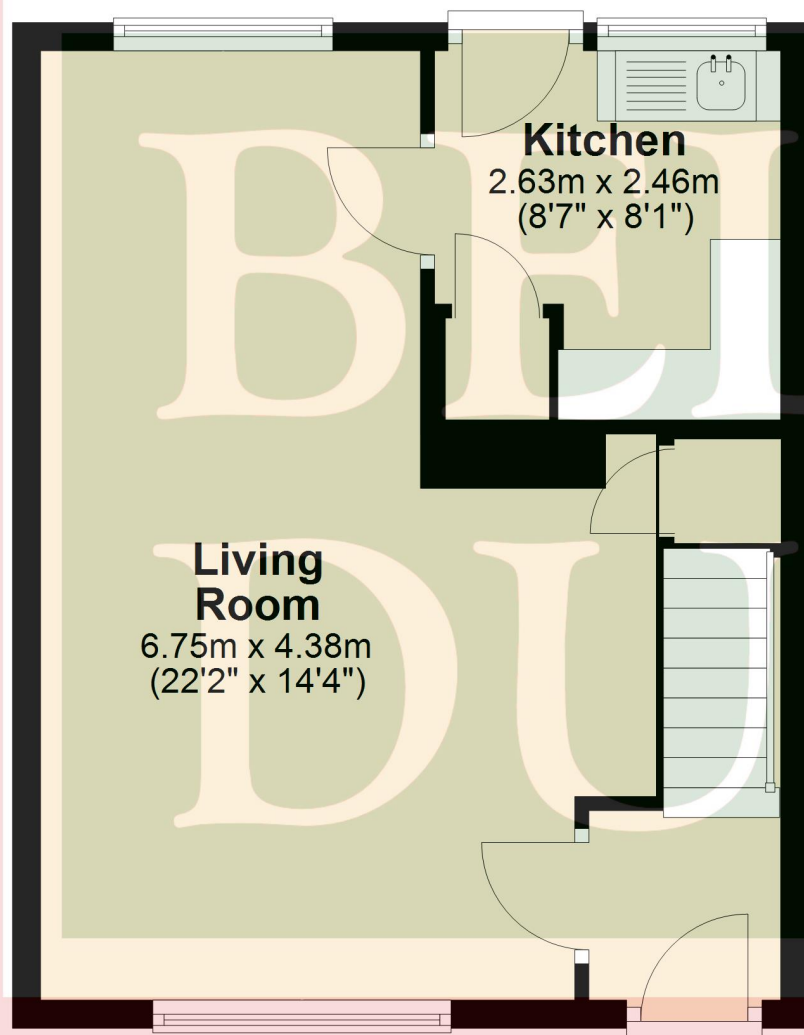
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.6 sq. feet)

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. Number 8 can be found on the right side, less than 100m from the junction.

OTHER INFORMATION

Mains water, mains drainage and mains electricity . Fireplace with Parkray fire and back boiler providing domestic hot water and heating. EPC Rating Band TBC.

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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