



24 The Lawn, Fakenham
Offers in Excess of £375,000

BELTON DUFFEY



24 THE LAWN, FAKENHAM, NORFOLK, NR21 8DT

Modern detached bungalow with spacious 3 bedroom, 2 bathroom accommodation, driveway parking, double garage and gardens with views over neighbouring paddock land.

DESCRIPTION

24 The Lawn is a modern detached bungalow situated in a popular residential area at the end of a cul de sac on the southern edge of the market town of Fakenham and just a 10 minute walk from the town centre. The spacious living accommodation comprises an L-shaped entrance hall, kitchen/breakfast room with a separate utility, dining room with a conservatory off and a sitting room. There are also 3 bedrooms with a bathroom and shower room. Further benefits include gas-fired central heating with a gas fire in the sitting room and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking for 2 vehicles leading to a detached double garage with an attractively landscaped front garden and a lawned rear garden with fine views over neighbouring paddock land.

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.

STORM PORCH

A covered storm porch leads from the front of the property with a partly glazed composite door and a glazed panel to the side leading into:

ENTRANCE HALL

L-shaped entrance hall with space for coat hooks and shoe storage etc, shelved airing cupboard housing the hot water cylinder, further storage cupboard. 2 radiators, loft hatch and laminate flooring.



KITCHEN/BREAKFAST ROOM

3.58m x 2.75m (11' 9" x 9' 0") at widest points.

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including a double oven and ceramic hob with extractor hood over, space for a freestanding fridge freezer. Breakfast bar with space under for stools, radiator, tiled floor, window overlooking the rear garden and doors to the utility room and dining room.

UTILITY ROOM

1.98m x 1.55m (6' 6" x 5' 1")

A range of base cupboards with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Space and plumbing for a washing machine, Ideal gas-fired boiler, tiled floor, extractor fan and a partly glazed composite door leading outside to the rear garden.

DINING ROOM

3.35m x 3.01m (11' 0" x 9' 11")

Radiator, window to the side, wide archway to the sitting room and glazed sliding aluminium doors leading into:

CONSERVATORY

2.88m x 2.29m (9' 5" x 7' 6")

UPVC double glazed construction on a low brick wall with a glazed roof and views over the rear garden and neighbouring paddock land. Radiator, tiled floor, power points, wall lights and a glazed patio door leading outside.

SITTING ROOM

5.47m x 3.66m (17' 11" x 12' 0") at widest points.

Stone fireplace housing a gas fire with timber surround, radiator, window to the side and a deep bay window to the front of the property.

BEDROOM 1

3.58m x 3.01m (11' 9" x 9' 11")

Built-in double wardrobe cupboard with mirrored folding doors, radiator and a window overlooking the rear garden.

BEDROOM 2

3.81m x 3.01m (12' 6" x 9' 11")

Built-in double wardrobe cupboard with mirrored folding doors, radiator and a window to the front.



BEDROOM 3

3.81m x 2.83m (12' 6" x 9' 3")

Built-in wardrobe cupboard with mirrored folding doors, radiator and a window to the front.

BATHROOM

2.10m x 2.00m (6' 11" x 6' 7")

Bath with a shower mixer tap, vanity storage unit incorporating a wash basin, WC. Radiator, tiled floor and splashbacks, extractor fan and a window to the side with obscured glass.

SHOWER ROOM

2.22m x 1.52m (7' 3" x 5' 0")

Shower enclosure with a newly installed electric power shower, vanity storage unit incorporating a wash basin, WC. Radiator, tiled floor and splashbacks, extractor fan.

OUTSIDE

24 The Lawn stands set back from the cul de sac behind an asphalt driveway providing parking for 2 cars and leading to the detached garage. To the side, a paved walkway leads to the front entrance porch with outside light, flanked by lawns to both sides with plant beds. A paved pathway leads to the rear of the garage where there is a greenhouse and useful storage space, ideal for refuse bins.

The pathway continues to the side of the property where a tall timber pedestrian gate leads to the main garden which wraps around the property to the side and rear. The garden comprises a lawn with shrub beds, an extensive paved terrace, outside lighting and tall fenced boundaries with fine views over neighbouring paddock land.

DOUBLE GARAGE

5.10m x 5.05m (16' 9" x 16' 7")

Detached brick built double garage with a tiled roof, 2 up and over doors to the driveway to the front of the property, power and light and a pedestrian door to the side.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road passing the Aldi supermarket and take the next right-hand turning into The Lawn where you will see number 24 at the very end of the cul de sac, set back on the right-hand side, 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.

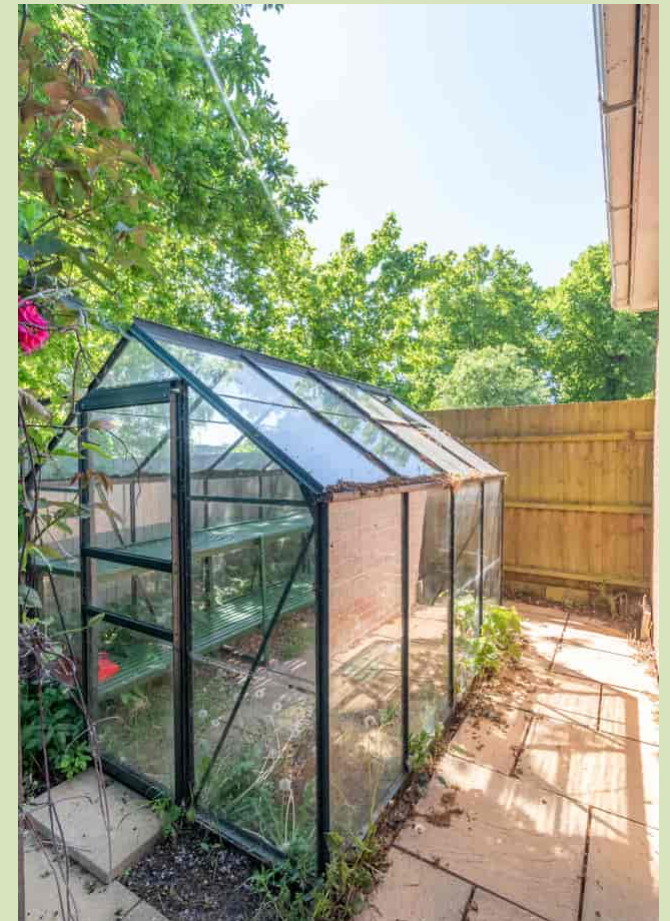
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

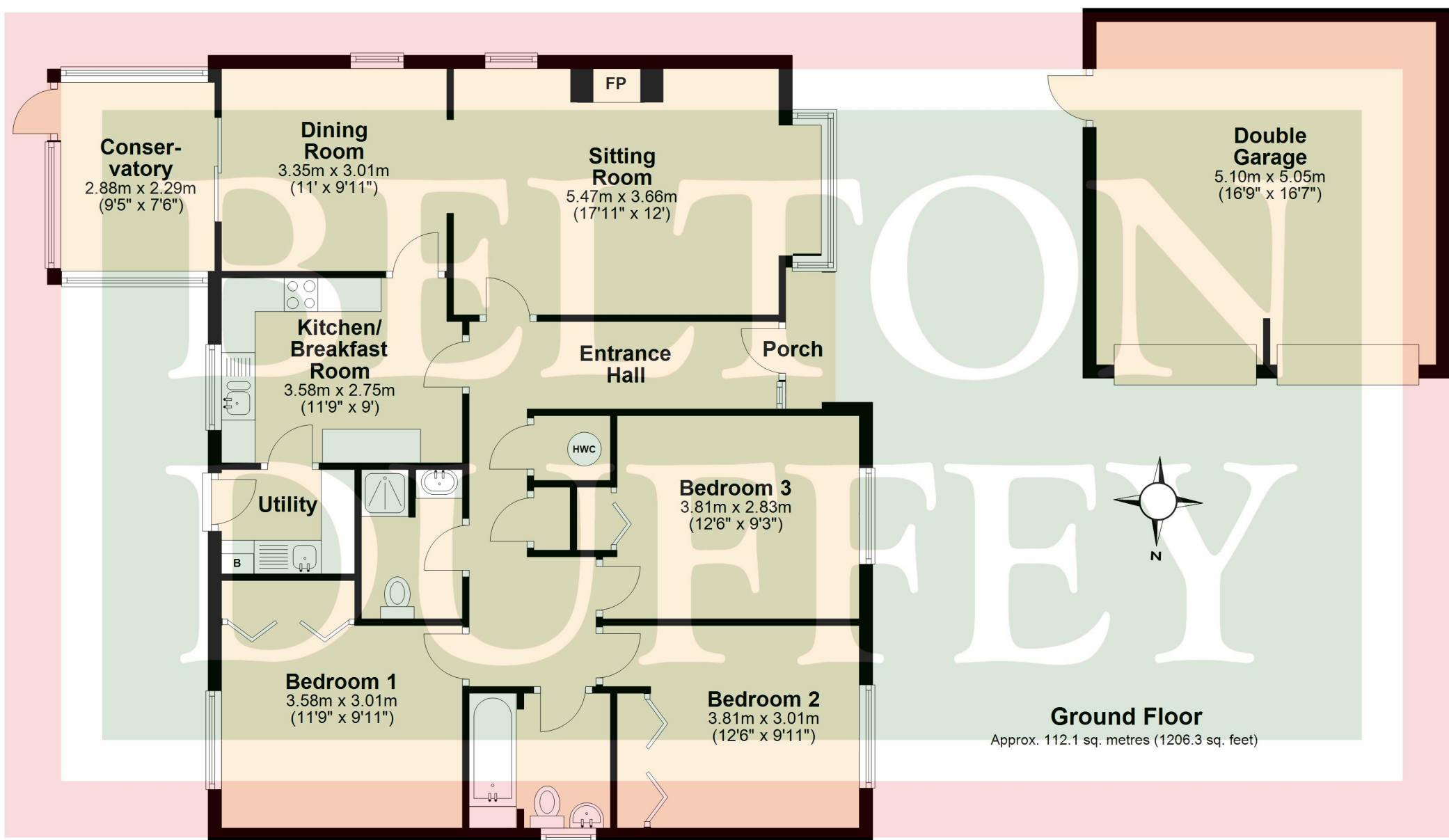
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 112.1 sq. metres (1206.3 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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