



15 Rowan Way, Fakenham
Guide Price £375,000

BELTON DUFFEY

15 ROWAN WAY, FAKENHAM, NORFOLK, NR21 8PW

A detached brick and flint bungalow with spacious refurbished 3 bedroom, 2 bathroom accommodation, driveway parking, garage and attractive gardens.

DESCRIPTION

15 Rowan Way is a modern detached brick and flint built bungalow situated in a popular residential area on the outskirts of the market town of Fakenham. The spacious living accommodation has been much improved by the current owners and comprises an L-shaped entrance hall, a newly installed well appointed kitchen/breakfast room and a large sitting/dining room. There are also 3 bedrooms, 1 with an en suite shower room, and a bathroom with the benefit of both bathrooms having been recently replaced, gas-fired central heating, an open fireplace in the sitting room and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking for 2 vehicles leading to an attached garage with a low maintenance gravelled front garden and a delightful landscaped low maintenance garden to the rear.



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 storm porch with outside light leads from the front of the property with a partly glazed composite door leading into:

ENTRANCE HALL

L-shaped entrance hall with airing cupboard housing the gas-fired boiler and hot water cylinder, further storage cupboard with hanging rail and shelf. Laminate flooring, radiator, loft hatch and doors to the principal rooms.

KITCHEN/BREAKFAST ROOM

4.23m x 2.98m (13' 11" x 9' 9") at widest points.

A well appointed range of contemporary navy blue base and wall units with quartz worktops and upstands incorporating a resin one and a half bowl sink unit. Integrated appliances including an oven, ceramic hob with extractor hood over and glass splashback, fridge and freezer.

Space and plumbing to install a dishwasher, quartz breakfast bar with space under for stools, vertical radiator, recessed ceiling lights, window overlooking the rear garden and a partly glazed UPVC door leading outside.

SITTING/DINING ROOM

6.29m x 3.46m (20' 8" x 11' 4")

A good sized double aspect room with a window to the front and sliding patio doors leading outside to the rear garden. Space for a dining table and chairs and sofas etc, cast iron open fireplace with a timber surround, 2 radiators.

BEDROOM 1

3.82m x 3.51m (12' 6" x 11' 6")

Radiator, window overlooking the rear garden and a door leading into:



EN SUITE SHOWER ROOM

2.78m x 0.99m (9' 1" x 3' 3")

A luxury white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, heated towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.70m x 2.78m (12' 2" x 9' 1")

Radiator and a window overlooking the front garden.

BEDROOM 3

2.75m x 2.54m (9' 0" x 8' 4")

Currently used as a study with radiator and a window overlooking the front garden.

BATHROOM

2.76m x 1.67m (9' 1" x 5' 6")

A luxury white suite comprising a panelled bath with a mixer shower over and glass screen, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, heated towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

OUTSIDE

15 Rowan Way is set back from the cul de sac behind an attractively planted raised gravelled garden with shrub beds and specimen trees. A paved walkway leads to the front entrance porch with a driveway to the side providing 2 parking spaces and access to the attached garage.

Tall timber pedestrian gates lead from both sides of the property to the delightful rear garden which has been landscaped for ease of maintenance. Extensive decked and paved terrace with gravelled areas beyond, shrub beds and a meandering paved pathway leading to 2 circular patios. Garden shed, tall fenced boundaries, outside lighting.

GARAGE

6.36m x 2.86m (20' 10" x 9' 5")

Up and over door to the front, power and light, spaces and plumbing for a washing machine and tumble dryer etc, window and a pedestrian door to the rear garden.

DIRECTIONS

Proceed out of Fakenham town centre heading east on the Norwich Road, and in just under a mile turn right onto Warren Avenue. At the T-junction turn left into Rowan Way and number 15 is almost at the end of the cul de sac on the left-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.

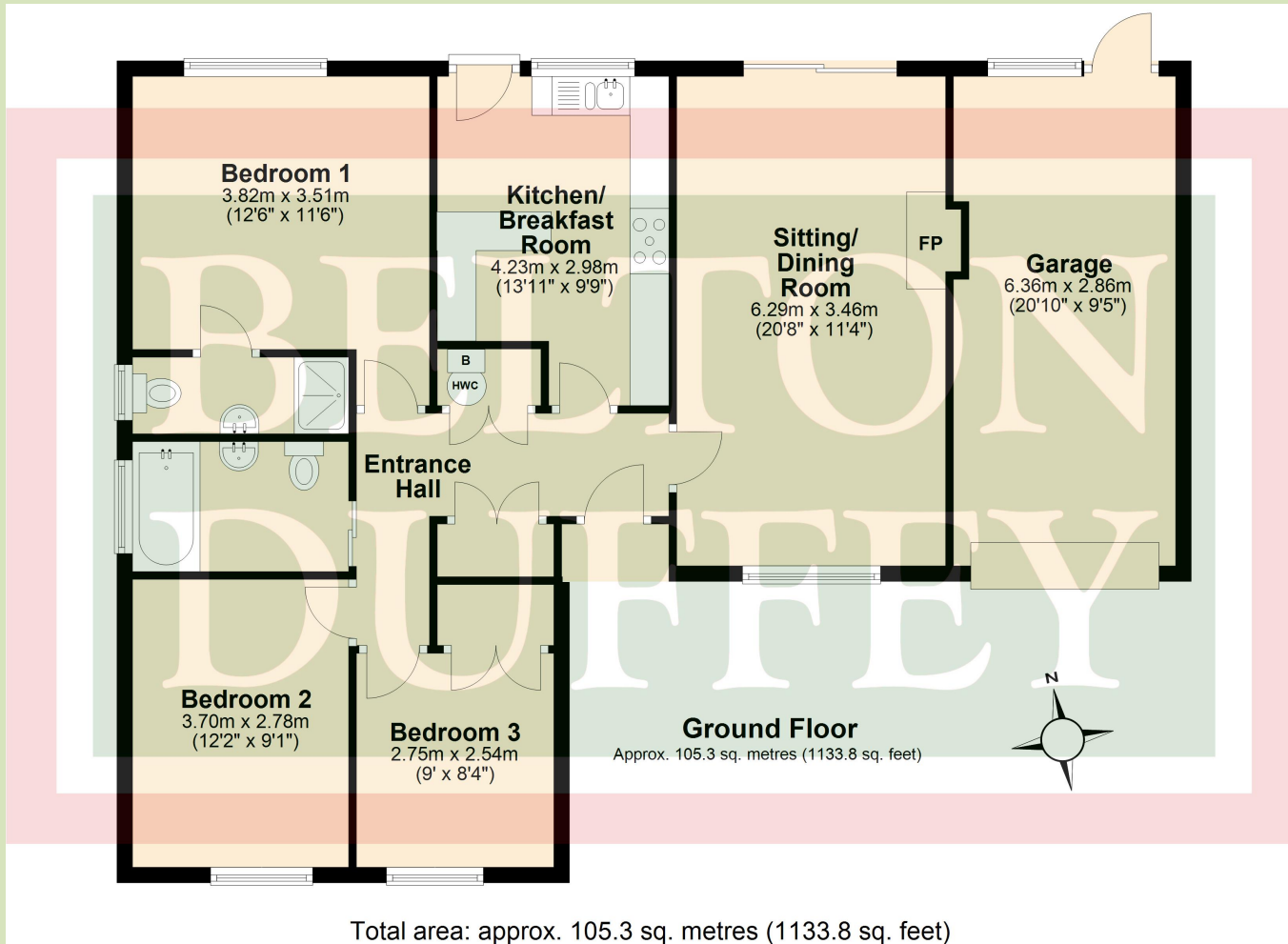
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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