



39 North Park, Fakenham
Guide Price £325,000

BELTON DUFFEY

39 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RG

A modern detached bungalow with 3 bedroom accommodation plus a superb kitchen/breakfast room extension, driveway parking, garage and south facing garden.

DESCRIPTION

39 North Park is a modern detached bungalow situated at the end of a cul de sac in a popular residential area in the market town of Fakenham. The current owner has carried out an extensive programme of improvements including a superb L-shaped kitchen/breakfast room extension and a luxury bathroom with a bath and shower cubicle. There is also an entrance hall leading to a spacious sitting/dining room and 3 bedrooms, 1 currently used as a study. The property also has the benefit of UPVC double glazed windows and doors throughout, 4 panel internal doors and gas-fired central heating to radiators.

Outside, there is extensive driveway parking, with an EV charger, leading to a detached garage with a screened side garden and a good sized attractively landscaped south facing 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.

ENTRANCE HALL

A partly glazed composite door leads from the side of the property into the entrance hall with coat hooks, radiator, loft hatch (with retractable ladder) and doors to all rooms.

KITCHEN/BREAKFAST ROOM

7.00m x 4.49m (23' 0" x 14' 9") at widest points.

A superb triple aspect L-shaped kitchen/breakfast room with vinyl flooring and recessed ceiling lights. Comprising:

KITCHEN AREA

An extensive range of sage green base and wall units with laminate worktops and upstands incorporating a resin one and a half bowl sink unit with mixer tap. Integrated appliances including a ceramic hob with extractor hood over, oven, combination oven/microwave, fridge, freezer, dishwasher and washing machine. Cupboard housing the gas-fired combi boiler, radiator, windows to the front and side and a partly glazed UPVC door leading outside to the side garden. Open plan to:

BREAKFAST AREA

Room for a breakfast table and chairs, radiator, roof light window, window to the side and UPVC French doors leading outside to the rear garden.

SITTING ROOM

5.96m x 3.68m (19' 7" x 12' 1")

Spacious sitting/dining room with plenty of room for sofas and a dining table and chairs etc, radiator and 2 windows to the front of the property.



BEDROOM 1

3.68m x 3.15m (12' 1" x 10' 4")

Fitted wardrobe and cupboards above the bed space, radiator and a window overlooking the rear garden.

BEDROOM 2

3.68m x 2.71m (12' 1" x 8' 11") at widest points.

Radiator and a window overlooking the rear garden.

BEDROOM 3

2.71m x 2.29m (8' 11" x 7' 6")

Currently used as a study with a radiator and a window to the side of the property.

BATHROOM

3.24m x 1.95m (10' 8" x 6' 5")

A luxury bathroom with a white suite comprising a panelled bath, shower cubicle with an electric shower, pedestal wash basin and WC. Radiator and a further chrome towel radiator, recessed ceiling lights, extractor fan and a window to the rear of the property.

OUTSIDE

Number 39 is set back from the cul de sac behind a small lawned and gravelled front garden, providing additional parking, with a concrete driveway to the side, with an EV charger, leading to the detached garage and side entrance door to the bungalow.

A tall pedestrian gate to the west of the property leads to a lawned side garden where there is a timber shed and door to the kitchen/breakfast room. The rear garden beyond is south facing and has been attractively landscaped with a paved terrace opening out from the kitchen/breakfast room French doors and a good sized lawn beyond interspersed with low trees and shrubs. Small ornamental pond, further patio area, timber shed, tall fenced boundaries, outside tap and lighting.

GARAGE

4.83m x 2.51m (15' 10" x 8' 3")

Up and over door to the front, power and light, window to the rear and a pedestrian door leading to the property's rear garden.

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. Take the first left-hand turning and left again where the property can be found at the end of the cul de sac on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with EV charger. Gas-fired central heating to radiators. EPC Rating Band D.

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

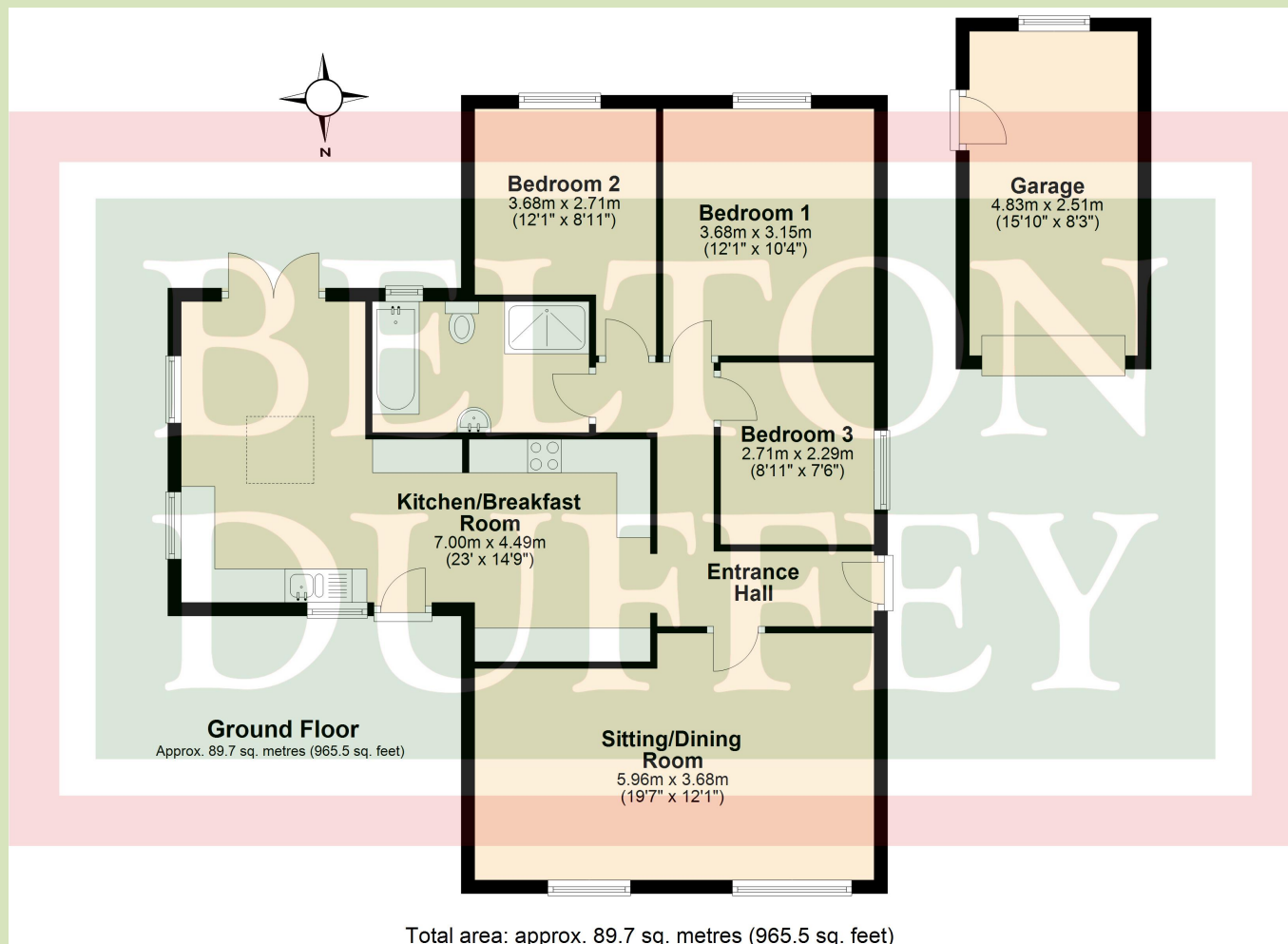
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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