



14 Peckover Road, Fakenham
Guide Price £270,000

BELTON DUFFEY



14 PECKOVER ROAD, FAKENHAM, NORFOLK, NR21 9RE

A modern semi detached house with extended 3 bedroom accommodation and a south facing garden on a popular cul-de-sac. No onward chain.

DESCRIPTION

14 Peckover Road is an extended modern semi-detached family house situated at the end of a popular cul-de-sac on the outskirts of the market town of Fakenham. There is spacious living accommodation comprising a reception hall, kitchen with a separate utility and WC, dining room, a large double aspect sitting room and study. Upstairs, the landing leads to 3 bedrooms and a shower room. Further benefits include UPVC double glazing throughout and gas-fired central heating.

Outside, there is driveway parking and a south facing garden that wraps around the property to the side and rear.

14 Peckover Road is being offered for sale with 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.

RECEPTION HALL

4.93m x 2.36m (16' 2" x 7' 9")

A UPVC entrance door leads from the driveway to the front of the property into the reception hall with staircase leading up to the first floor landing, understairs storage cupboard. Radiator, laminate flooring and a full height glazed panel to the front.



KITCHEN

4.06m x 2.39m (13' 4" x 7' 10")

A range of fitted lime washed oak base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, space and plumbing for a dishwasher, space for a fridge.

Wall mounted gas-fired boiler, tiled floor, recessed ceiling lights and double aspect windows overlooking the garden to the front and side. Opening to the dining room and a partly glazed pine door leading into:

UTILITY ROOM

2.60m x 2.50m (8' 6" x 8' 2") at widest points.

Spaces and plumbing for a washing machine and freestanding fridge freezer, fitted cupboards, tiled floor and recessed ceiling lights. Partly glazed UPVC door leading outside to the side of the property and a door to:

CLOAKROOM

1.52m x 0.88m (5' 0" x 2' 11")

Pedestal wash basin, WC, tiled floor and a window to the side with obscured glass.

DINING ROOM

4.15m x 2.81m (13' 7" x 9' 3") at widest points.

Parquet flooring, radiator and glazed sliding patio doors leading outside to the rear garden.

SITTING ROOM

7.10m x 3.84m (23' 4" x 12' 7")

A good sized double aspect sitting room with a window to the front and a glazed UPVC door with glazed panels to the sides leading outside to the rear garden. Laminate flooring, 2 radiators.

STUDY

2.42m x 2.20m (7' 11" x 7' 3")

Laminate flooring, radiator and a window to the front.

FIRST FLOOR LANDING

2.70m x 2.65m (8' 10" x 8' 8") at widest points.

Galleried landing with a shelved airing cupboard housing the hot water cylinder, window to the side, loft hatch and doors to the 3 bedrooms and shower room.



BEDROOM 1

3.52m x 3.31m (11' 7" x 10' 10")

Extensive range of fitted wardrobe and drawer units, radiator, laminate flooring and a window to the front.

BEDROOM 2

3.46m x 3.38m (11' 4" x 11' 1")

Extensive range of fitted wardrobe and drawer units, radiator, laminate flooring and a window overlooking the rear garden.

BEDROOM 3

2.81m x 2.48m (9' 3" x 8' 2") at widest points.

Built-in storage cupboard, radiator, laminate flooring and a window to the front.

SHOWER ROOM

2.70m x 1.67m (8' 10" x 5' 6")

A white suite comprising a large shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, white towel radiator, shaver point and a window to the rear of the property with obscured glass.

OUTSIDE

Number 14 is located the end of the cul-de-sac set back behind a brick block driveway providing parking with a gravelled plant bed to the side and access the entrance door with outside light.

A pedestrian gate to the side leads to an area suitable for the storage of refuse bins etc and door to the utility room. The rear garden beyond is south facing and comprises a lawn with gravelled and paved terraces, mature plant borders. Fenced boundaries, greenhouse, shed and summerhouse.

DIRECTIONS

From Belton Duffey's Fakenham office, leave the town centre on Oak Street and turn left at the mini-roundabout onto Wells Road. Follow this road and take the next turning on the right into Toll Bar.

Take the next right, staying on Toll Bar, and turn left into Peckover Road and then right where you will see number 14 towards the end of the cul de sac 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 C.

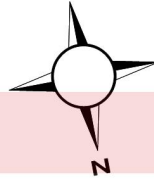
TENURE

This property is for sale Freehold.

VIEWING

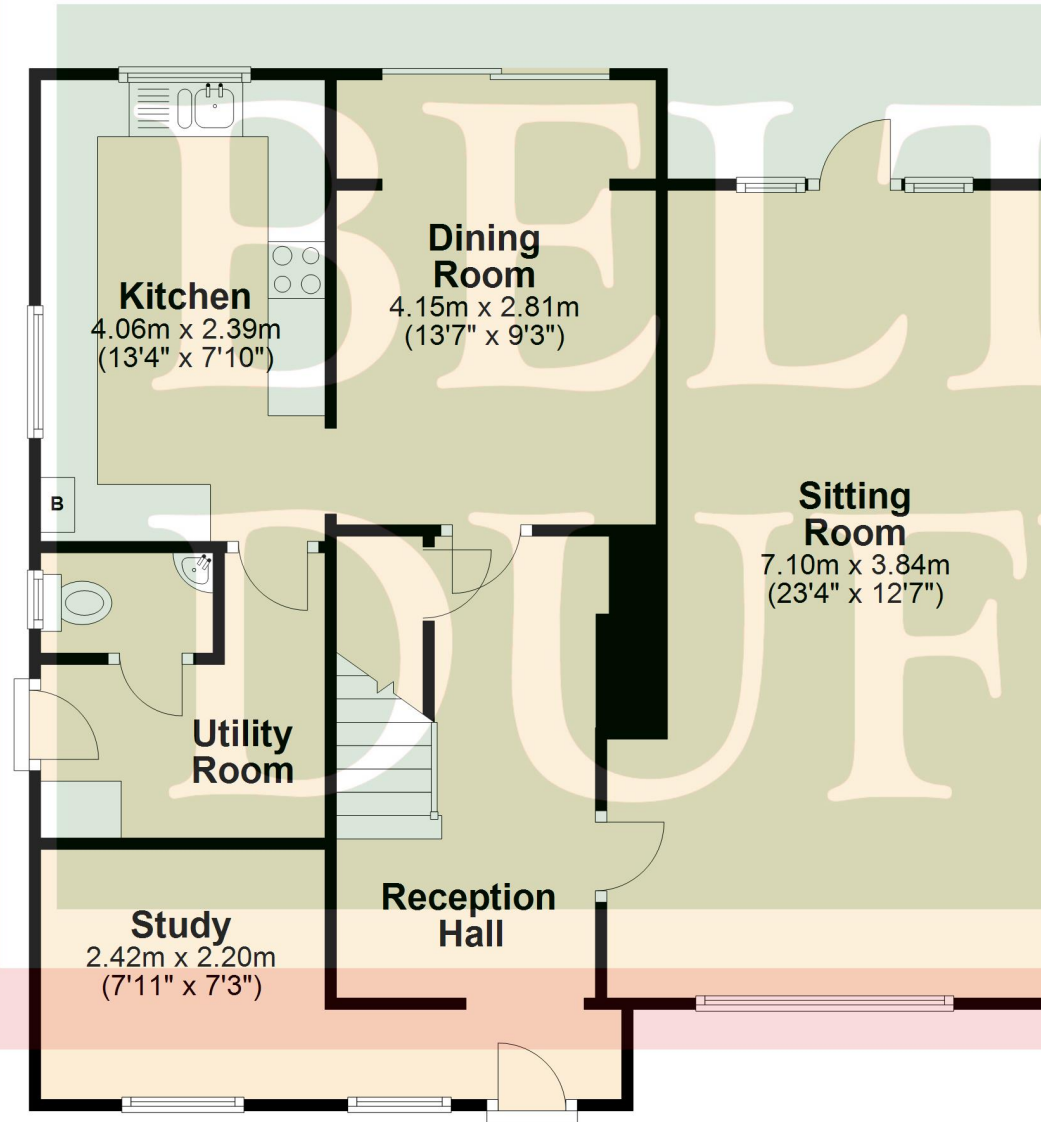
Strictly by appointment with the agent.





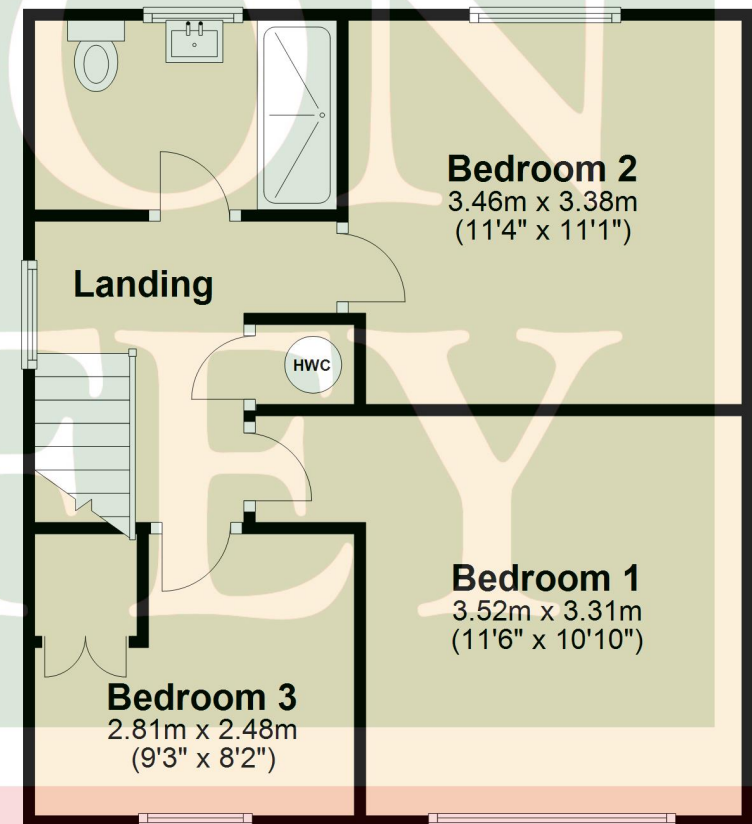
Ground Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 115.8 sq. metres (1246.0 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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

