



41 Gwyn Crescent, Fakenham
Guide Price £325,000

BELTON DUFFEY



41 GWYN CRESCENT, FAKENHAM, NORFOLK, NR21 8NE

3 bedroom link detached house, garage, countryside views, in cul-de-sac location. No onward chain.

DESCRIPTION

41 Gwyn Crescent is a modern link detached house situated at the end of a cul-de-sac in a popular location on the edge of the market town of Fakenham. The ground floor accommodation comprises a porch, entrance hall, sitting/dining room, cloakroom and kitchen with a separate utility room. Upstairs, the landing leads to 3 bedrooms and a bathroom. Further benefits include oak internal doors, gas-fired central heating, UPVC double glazed windows throughout and views over countryside from the first floor.

Outside, there is driveway parking for up to 3 cars, an integral garage and a rear garden with a paved terrace and lawn.

41 Gwyn Crescent 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.

PORCH

A partly glazed UPVC door leads from the front of the property into the porch with quarry tiled floor, part timber panelled walls and ceiling. UPVC window to the front with obscured glass and a partly glazed timber door leading into:

ENTRANCE HALL

3.57m x 2.09m (11' 9" x 6' 10")

Staircase to the first floor landing, radiator, laminate flooring and doors to the kitchen, sitting/dining room and cloakroom.

SITTING/DINING ROOM

6.64m x 4.40m (21' 9" x 14' 5") at widest points.

A good sized double aspect room with a UPVC bay window to the front and a UPVC window overlooking the rear garden. Fireplace housing a gas fire with back boiler, 2 radiators, laminate flooring, serving hatch to kitchen.

CLOAKROOM

Vanity cupboard incorporating a wash basin, WC, wall mirror, tiled floor and partly tiled walls, extractor fan.



KITCHEN

3.05m x 2.98m (10' 0" x 9' 9") at widest points.

A range of light oak wall and base units with laminate worktops incorporating a one and a half bowl resin sink with chrome mixer tap, tiled splashbacks. Cooker space with extractor hood over, radiator, shelved pantry, tiled floor and a UPVC window overlooking the rear garden. Door leading into:

UTILITY ROOM

3.25m x 2.62m (10' 8" x 8' 7")

Spaces and plumbing for a washing machine, dishwasher, tumble dryer, fridge and freezer. Tiled floor, range of wall cupboards and a UPVC window overlooking the rear garden. Partly glazed UPVC door leading outside.

FIRST FLOOR LANDING

Loft hatch, UPVC window to the side and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.55m x 3.48m (11' 8" x 11' 5") at widest points into wardrobe.

Fitted double wardrobe cupboard with mirrored sliding doors, radiator, TV point and a UPVC window overlooking the rear garden with field views beyond.

BEDROOM 2

3.47m x 3.00m (11' 5" x 9' 10")

Radiator and a UPVC window to the front.

BEDROOM 3

3.09m x 2.58m (10' 2" x 8' 6")

Radiator and a UPVC window overlooking the rear garden with field views beyond.

BATHROOM

2.98m x 2.11m (9' 9" x 6' 11")

A shaped panelled bath with a shower mixer tap and an Aqualisa shower and glass shower screen over, vanity cupboard incorporating a wash basin, WC. 2 fitted cupboards, 1 housing the hot water cylinder, wall mirror, vinyl flooring, tiled splashbacks, radiator and a UPVC window to the front.

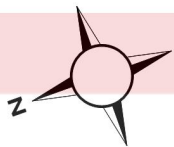
OUTSIDE

41 Gwyn Crescent is approached over a concrete driveway providing parking for up to 3 cars and leading to the attached garage with a lawned area and high hedging to the front and side. A side gate leads to the rear garden which is fenced and hedged to the boundaries and comprises a paved area directly to the rear of the property bounded by a low brick wall with a lawn beyond. Outside tap, greenhouse and timber garden shed with lean-to store attached.

GARAGE

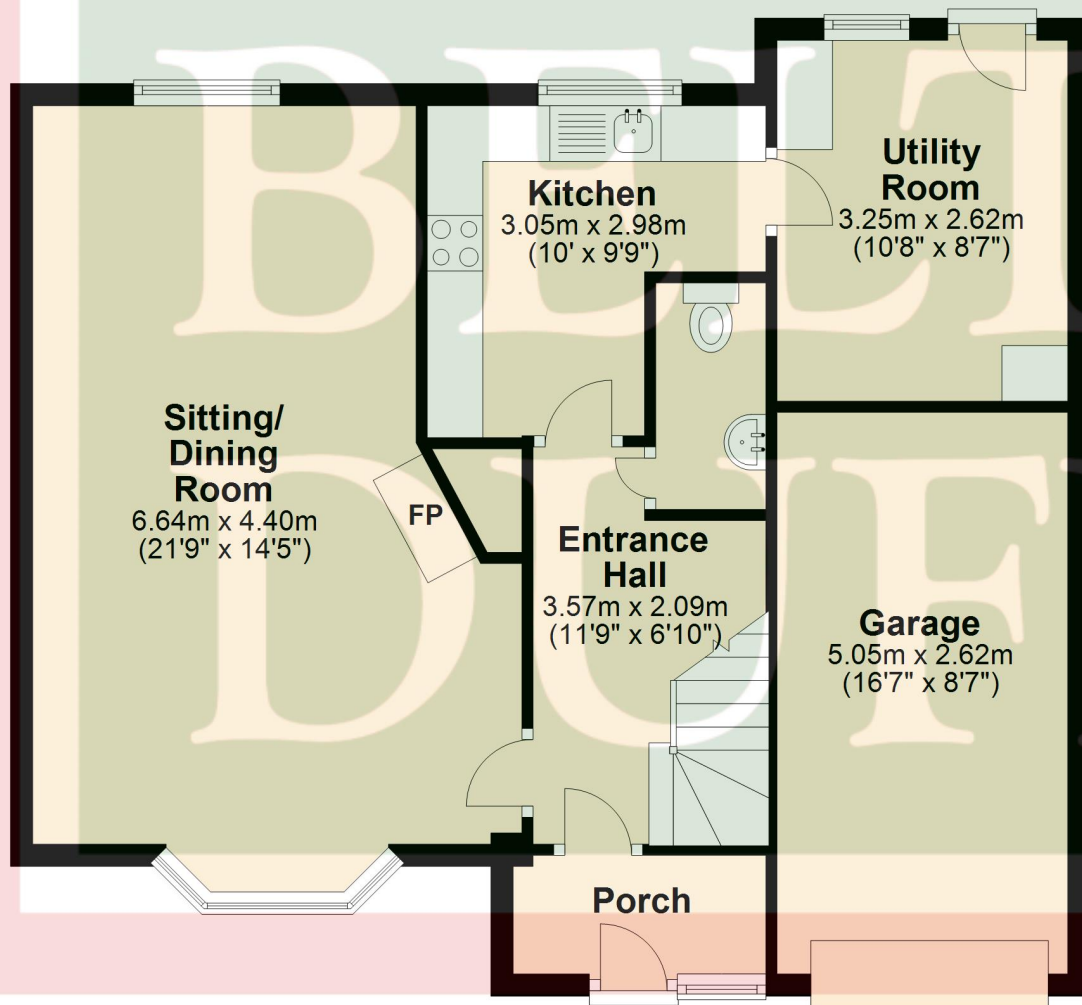
5.05m x 2.62m (16' 7" x 8' 7")

Up and over door to the front, power and light.



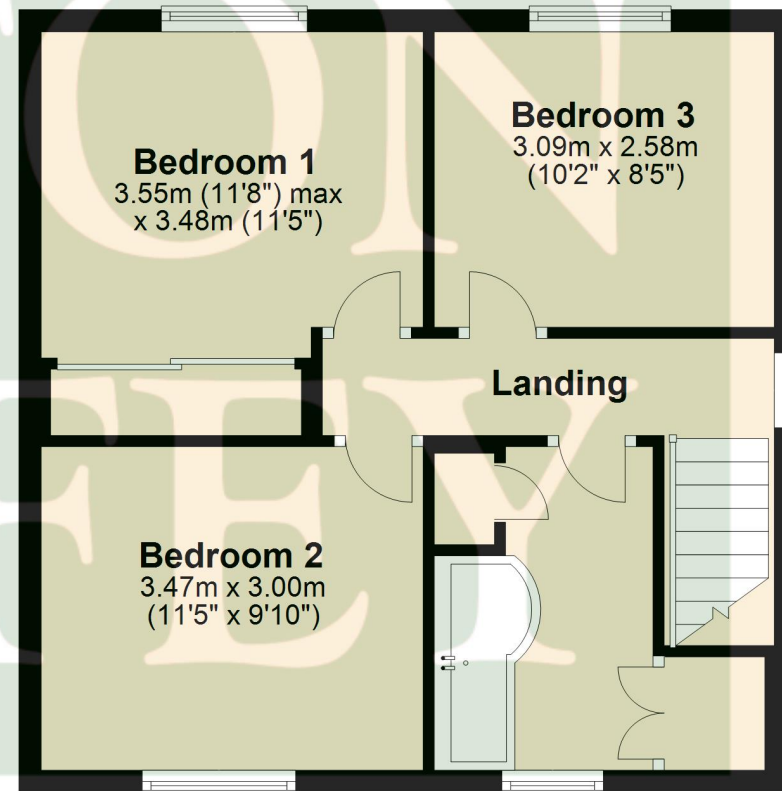
Ground Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east. At the junction with Smiths Lane, turn left and take the first right into Gwyn Crescent. Take the third left where number 41 can be found at the end of the cul-de-sac, 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 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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