



2 Paddock Close, Fakenham
Guide Price £265,000

BELTON DUFFEY

2 PADDOCK CLOSE, FAKENHAM, NORFOLK, NR21 8PQ

A well presented 3 bedroom semi detached house with parking, garage and garden, situated on a cul-de-sac in a sought after part of town.

DESCRIPTION

2 Paddock Close is a modern semi detached house situated on a cul-de-sac in a sought after part of the market town of Fakenham. The property has well presented living accommodation comprising an entrance hall, cloakroom, sitting room and a contemporary kitchen/dining room. Upstairs, the landing leads to 3 bedrooms and a well appointed family bathroom. There is also the benefit of UPVC double glazed windows and doors, replacement 4 panel internal doors and gas-fired central heating.

Outside, 2 Paddock Close has driveway parking for 2 vehicles with a detached single garage and an attractive low maintenance west 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

1.92m x 1.71m (6' 4" x 5' 7")

A partly glazed UPVC door to the side of the property leads into the entrance hall with staircase to first floor landing, radiator and vinyl flooring. Window to the side, door to sitting room and door leading into:

CLOAKROOM

1.92m x 1.30m (6' 4" x 4' 3")

Vanity storage unit incorporating a wash basin with tiled splashback, WC, radiator, space for coat hooks, vinyl flooring and obscured glass window to the front.

SITTING ROOM

4.51m x 3.97m (14' 10" x 13') at widest points.

Good sized L-shaped room with radiator, TV point, window to the front and a glazed door leading into:

KITCHEN/DINING ROOM

5.00m x 2.89m (16' 5" x 9' 6")

Impressive room with a range of contemporary base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven, gas hob with extractor hood over, dishwasher and washing machine. Undercounter space for a fridge freezer, room for a dining table and chairs, ceramic tiled flooring, understairs storage cupboard and radiator. 2 windows overlooking the rear garden and partly glazed UPVC door leading out to the side of the property.

FIRST FLOOR LANDING

Window to the side and doors to the 3 bedrooms and bathroom.



BEDROOM 1

4.55m x 3.08m (14' 11" x 10' 1") at widest points.

A good sized double bedroom with radiator and window to the front.

BEDROOM 2

3.08m x 2.93m (10' 1" x 9' 7")

Double bedroom with radiator, loft hatch and window overlooking the rear garden.

BEDROOM 3

3.20m x 2.19m (10' 6" x 7' 2") at widest points.

Built-in shelved airing cupboard housing the gas-fired boiler, radiator and window to the front.

BATHROOM

1.97m x 1.86m (6' 6" x 6' 1")

White suite comprising a P-shaped bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Tiled walls and flooring, chrome towel radiator and obscured glass window to the rear.

OUTSIDE

To the side of the property, there is a brickweave and concrete driveway providing parking for 2 vehicles and leading to the detached garage. A paved pathway leads to the entrance door to the side of the property and a metal pedestrian gate to the rear garden.

The rear garden is west facing and has been laid out to be low maintenance comprising a paved terrace, lawn with perimeter borders, outside tap and lighting and fenced boundaries. There is also a paved area to the side where there is a small timber garden shed and space for refuse bin storage etc.

GARAGE

5.20m x 2.61m (17' 1" x 8' 7")

Detached brick-built garage with a pitched tiled roof, roller shutter door to the front, power and light.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road for approximately 3/4 mile and take the right-hand turning into Valley Way. Take the 3rd turning on the left into Paddock Close where you will see number 2 a little further up on the left-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.

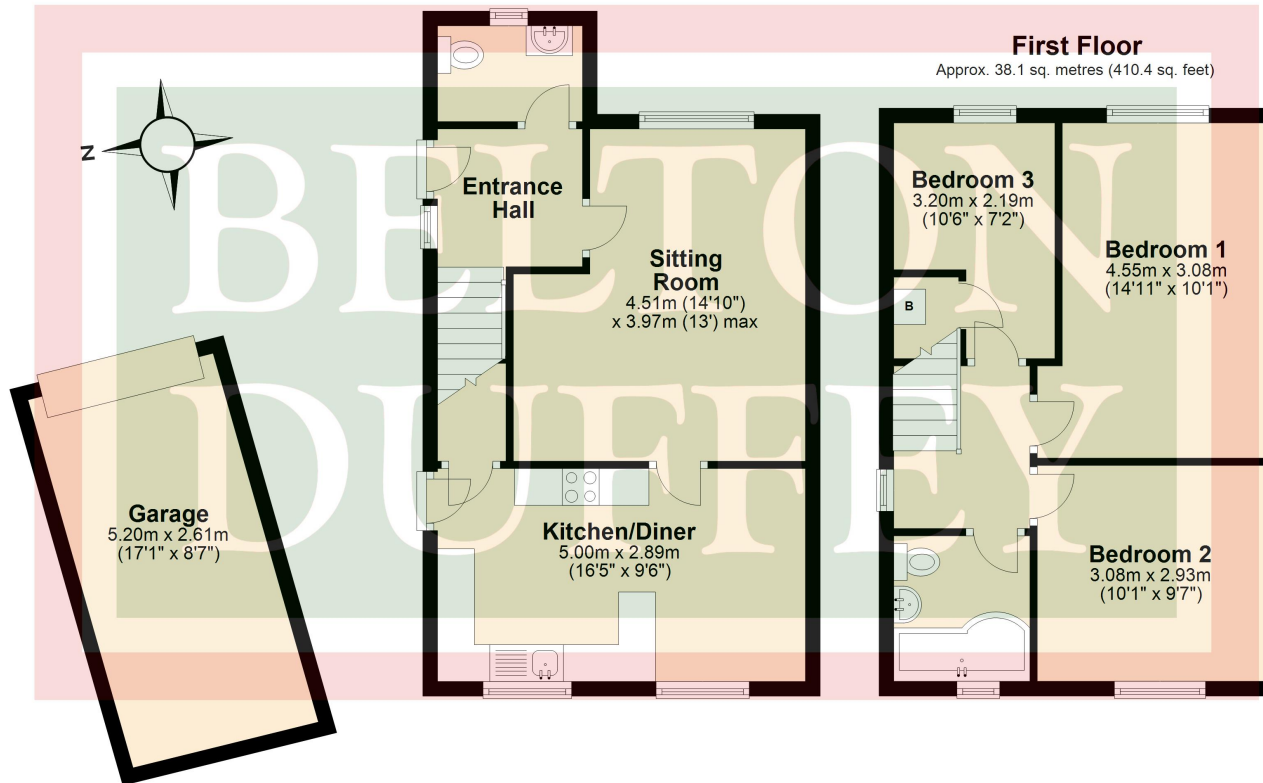


Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)

First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 91.9 sq. metres (988.9 sq. feet)





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