



3 Kingfisher Close, Fakenham

Guide Price £350,000

**BELTON
DUFFEY**

3 Kingfisher Close

Fakenham,
Norfolk, NR21 8PT



A very well presented and conveniently located modern detached bungalow of high specification with landscaped gardens, garage and parking.

DESCRIPTION

Situated at the head of a cul-de-sac off Valley Way, this modern detached bungalow offers spacious accommodation of high specification to include double glazing and gas to radiator central heating together with neat hard landscaped gardens, garage and additional driveway parking.

A deep entrance hall affords access to the principal rooms including a spacious bow fronted sitting room with separate dining room off, fitted kitchen/breakfast room, utility room, main bedroom with en-suite, second double bedroom, third bedroom/study and family bathroom.

Externally, to the front, there is a detached single garage and additional driveway parking while to the rear there is an enclosed, split level and landscaped rear garden with large garden shed and gated access to the front.

This property is to be sold with no onward chain.

ACCOMMODATION

This outstanding bungalow benefits from a clever design and convenient layout with a deep welcoming hallway leading to the bright and airy sitting room with feature fireplace and attractive bow window overlooking the front driveway. Off the sitting room is a separate dining room and this in turn leads to the light oak fitted kitchen/breakfast room with ample space for informal dining and a useful utility room housing the gas fired boiler and with plumbing for an automatic washing machine.

The bedrooms are all along one side of the property with separation from the living areas with the main bedroom and an en-suite shower room, a second double bedroom, third bedroom/study and family bathroom.



what3words: ///charm.octagon.inherits

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

The front garden area, approach to the property is principally laid to block paving which provides driveway, turning area and hardstanding for several vehicles. The detached single garage has an up and over door and pitched roof with eaves storage.

The attractive and enclosed rear garden is also hard landscaped for ease of maintenance and features a split level combination flagstone and gravel terraced area and shrub borders. There is a large timber garden shed, security lighting and secure boundary fencing with gated access to the front.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity, gas to radiator central heating. EPC Rating Band TBC.

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

TENURE

This property is for sale Freehold.

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SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

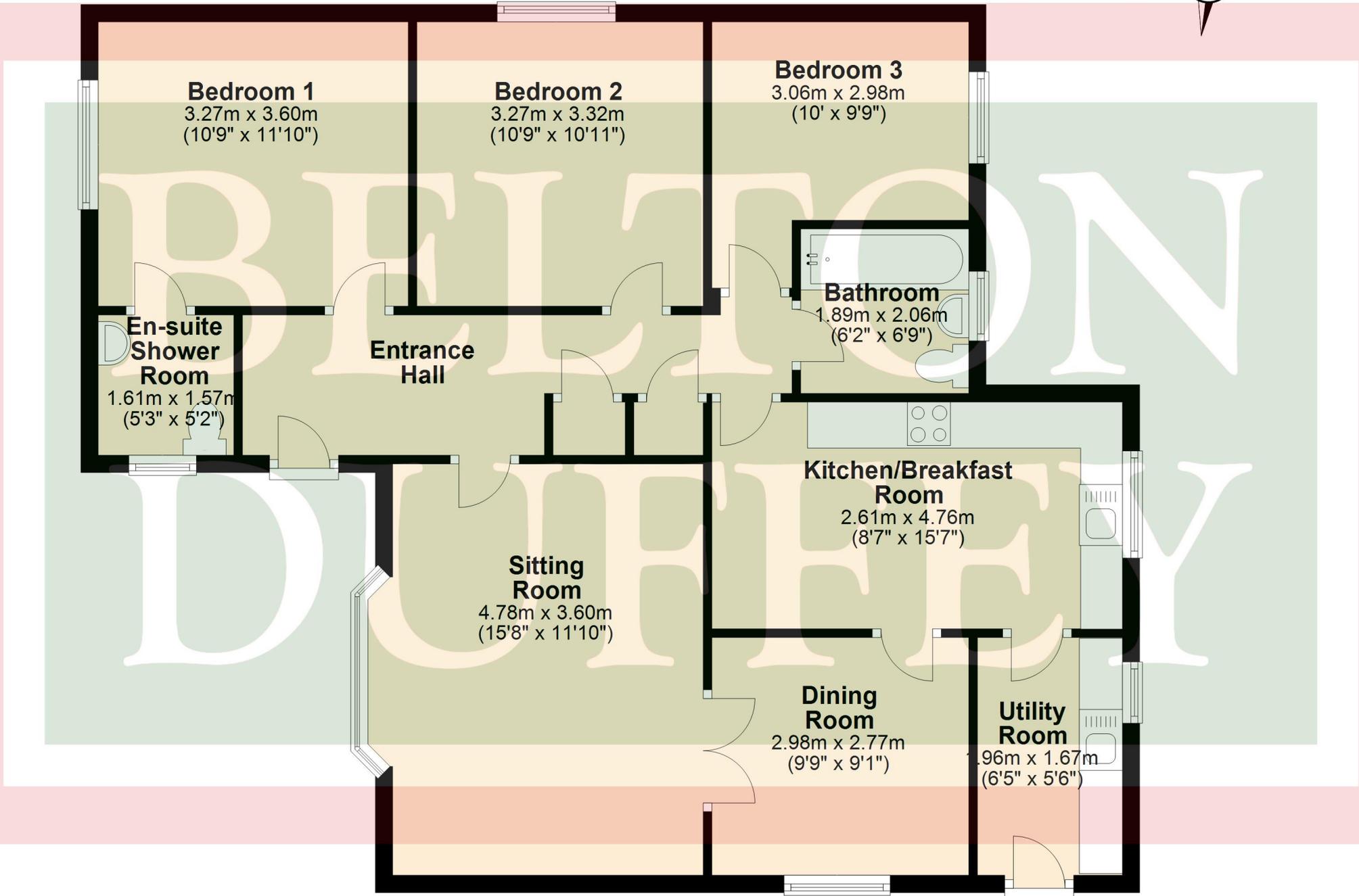
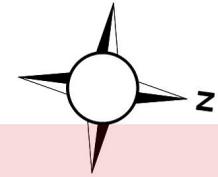
Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.

Ground Floor

Approx. 91.6 sq. metres (985.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 sq. feet)



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.





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