



**9 Swan Court, Fakenham**  
**Guide Price £250,000**

**BELTON DUFFEY**





# 9 SWAN COURT, SWAN STREET, FAKENHAM, NORFOLK, NR21 9FG

Completed in 2020, a charming 2 bedroom terraced property part of an exclusive chapel conversion development with parking and garden. No onward chain.

## DESCRIPTION

9 Swan Court is 1 of just 9 properties created from the conversion and extension of a Victorian Community Hall dating back to 1876. The conversion was carried out in 2020 by celebrated local developers Michael McNamara & Associates creating an exclusive development right in the heart of Fakenham with the town centre just a few moments walk away. Offering town living but in a quiet and secluded location, the development has been built to a high standard and with the benefit of triple glazed UPVC windows in anthracite grey and traditional style gutters and downpipes.

Number 9 is accessed through a communal entrance leading to the property's own ground floor entrance hall with a cloakroom and a kitchen/diner which is open plan to the sitting room. Upstairs, a landing leads to 2 double bedrooms and a bathroom. French doors from the sitting room lead outside to the property's garden.

The property is being offered with no onward chain with the furniture available by separate negotiation and additionally benefits from the remainder if its LABC warranty.

## 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

Number 9 is accessed via the communal entrance lobby leading to its own entrance hall with a staircase leading to the first floor landing, laminate flooring, smoke detector and coat hooks. Doors to the cloakroom and kitchen/diner.

## CLOAKROOM

Wash basin with splashback and mirror over, concealed cistern WC, laminate flooring, wall recess with glass shelf, recessed ceiling lights.





## **KITCHEN/DINER**

2.21m x 5.21m (7' 3" x 17' 1")

A range of grey wall and base units with laminate worktops and upstands incorporating a stainless steel sink with chrome mixer tap, breakfast bar with space under for stools. Integrated oven, ceramic hob with stainless steel extractor hood over, washing machine and fridge freezer (white goods included in the sale). Laminate flooring, radiator, recessed ceiling lights, exposed steel beam and room for a dining table and chairs. Cupboard housing the electric boiler and pressurised hot water cylinder. Open plan to:

## **SITTING ROOM**

2.99m x 3.84m (9' 10" x 12' 7")

Laminate flooring, TV point, radiator, recessed ceiling lights and arched French doors leading outside to the rear garden.

## **FIRST FLOOR**

Radiator, recessed ceiling lights and a hatch to the spacious boarded loft space.

## **BEDROOM 1**

3.08m x 3.01m (10' 1" x 9' 11")

Radiator, period ornate timber moulding and an arched window overlooking the rear garden with safety rail.

## **BEDROOM 2**

3.62m x 3.20m (11' 11" x 10' 6")

Fitted wardrobe cupboard, radiator, period ornate timber moulding and an arched window to the front with safety rail.

## **BATHROOM**

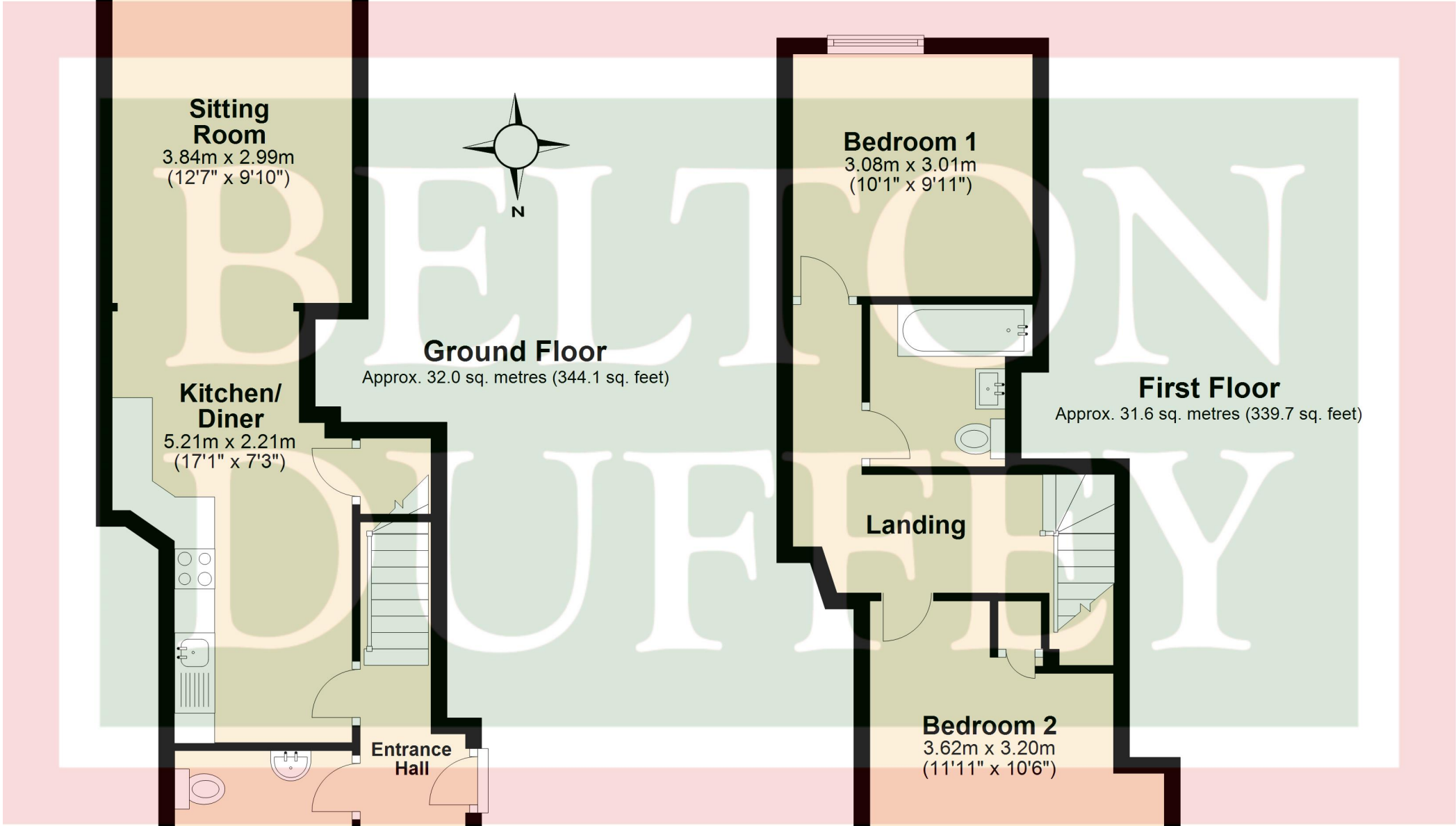
A suite comprising a panelled bath with glass shower screen and shower over, vanity unit incorporating a wash basin with splashback, concealed cistern WC. Chrome towel radiator, wall heater, vinyl flooring, illuminated mirror, glass shelf and recessed ceiling lights.

## **OUTSIDE**

To the front of the property, number 9 has an allocated parking space within the communal parking area where there is also an area for the storage of refuse bins. The rear garden comprises an elevated paved terrace retained by a brick wall with steps leading down onto a gravel area. Fenced boundaries, outside tap and lighting.

## **DIRECTIONS**

Leave the Fakenham office on foot and after approximately a hundred yards turn right onto Swan Street and continue to the end and just before the right hand turn the development can be found on the left hand side.



**Sitting Room**

3.84m x 2.99m  
(12'7" x 9'10")



**Ground Floor**

Approx. 32.0 sq. metres (344.1 sq. feet)

**Kitchen/  
Diner**

5.21m x 2.21m  
(17'1" x 7'3")

**Entrance  
Hall**

**Bedroom 1**

3.08m x 3.01m  
(10'1" x 9'11")

**First Floor**

Approx. 31.6 sq. metres (339.7 sq. feet)

**Landing**

**Bedroom 2**

3.62m x 3.20m  
(11'11" x 10'6")

Total area: approx. 63.5 sq. metres (683.8 sq. feet)



## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric boiler central heating to radiators. EPC Rating Band C.

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

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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