



119 North Park, Fakenham
Guide Price £240,000

BELTON DUFFEY



119 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RJ

A semi detached bungalow with well presented flexible 3 bedroom accommodation, driveway parking, garage and south facing garden. No chain.

DESCRIPTION

Number 119 is a semi detached bungalow situated at the end of a cul de sac in the popular North Park area of Fakenham and within walking distance of the town centre. Now offered for sale with no onward chain, the property was originally purchased as a long term rental investment for the the current owners who carried out a programme of refurbishment including the installation of a replacement kitchen and a well appointed bathroom. There is also a useful entrance porch/utility, a spacious sitting/dining room and 3 bedrooms. Further benefits include UPVC double glazed windows and doors throughout, replacement internal doors, tiled floors throughout, an open fireplace in the sitting room and gas-fired central heating to radiators.

Outside, there is driveway parking with a car port, garage and a south facing lawned and paved 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 PORCH/UTILITY

3.64m x 1.17m (11' 11" x 3' 10")

A partly glazed UPVC door leads from the driveway to the front of the property into the entrance porch/utility with space for coat hooks and shoe storage etc. Space and plumbing for a washing machine, radiator, wide window to the front and a door leading into:

KITCHEN/BREAKFAST ROOM

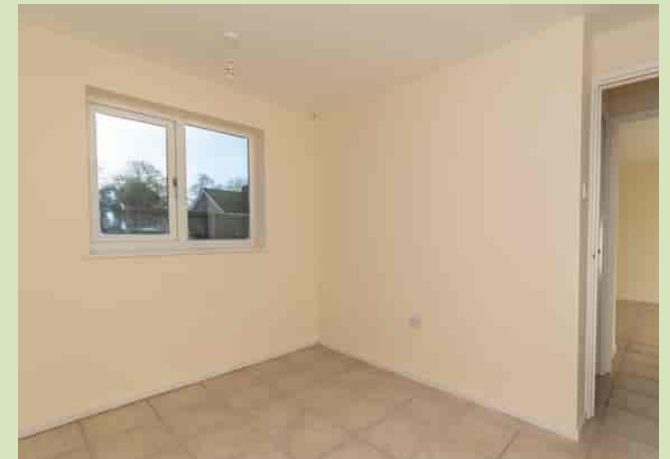
3.47m x 3.45m (11' 5" x 11' 4")

A range of cream Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with a stainless steel and glass extractor hood over, spaces for a fridge and freezer, small breakfast bar. Radiator, loft hatch, window and a partly glazed UPVC door leading outside to the driveway to the side of the property. Doors to the inner hallway and sitting room.

SITTING/DINING ROOM

5.51m x 3.70m (18' 1" x 12' 2")

Red brick open fireplace with a timber mantel, radiator, wall lights and a wide window to the front.



INNER HALLWAY

Airing cupboard housing the Vaillant gas-fired boiler, doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.96m x 3.05m (13' 0" x 10' 0")

Radiator and a window overlooking the rear garden.

BEDROOM 2

3.05m x 2.34m (10' 0" x 7' 8")

Radiator and a window overlooking the rear garden.

BEDROOM 3

2.93m x 2.59m (9' 7" x 8' 6")

Radiator and a window to the side of the property.

BATHROOM

2.19m x 1.66m (7' 2" x 5' 5")

A white suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. White towel radiator, tiled floor and walls, extractor fan and a high level window to the rear with obscured glass.

OUTSIDE

Number 119 is set back from the cul de sac behind a small lawn with a gravelled parking area and a concrete driveway to the side of the property where there is a covered car port and leading to the garage and side entrance door. Outside tap and lighting.

A tall pedestrian gate opens onto the south facing rear garden which comprises a lawn, paved terrace and concrete walkways with fenced boundaries and a pedestrian door to the garage.

GARAGE

5.60m x 2.89m (18' 4" x 9' 6")

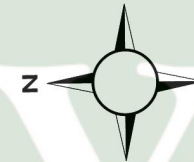
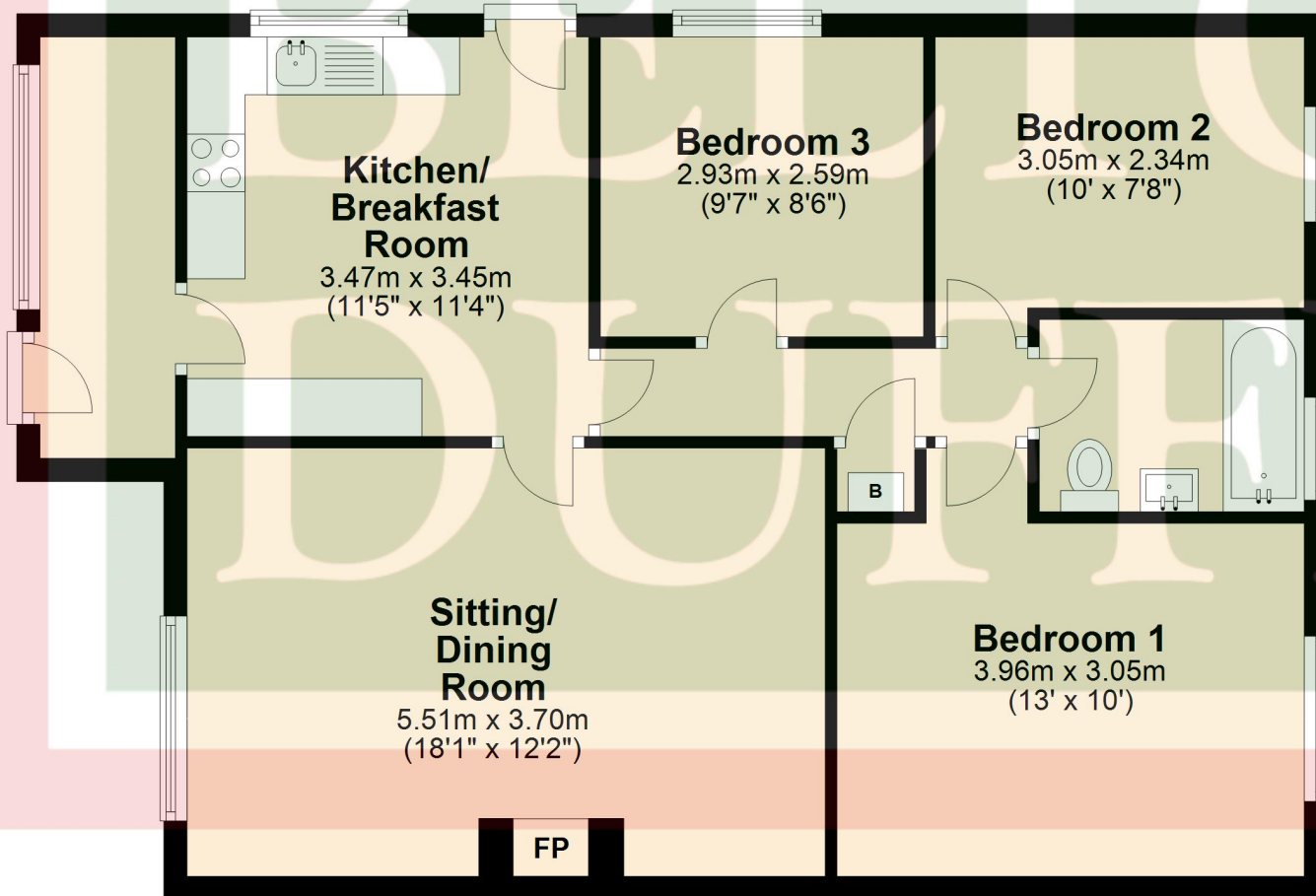
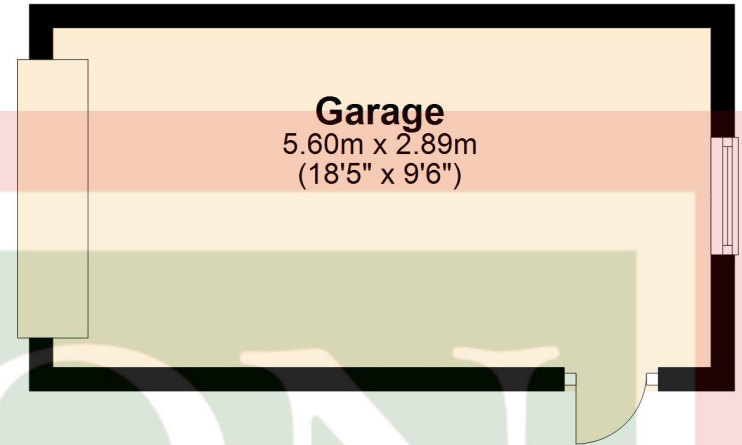
Up and over door to the front, window to the rear and a partly glazed timber pedestrian door to the property's rear garden.

DIRECTIONS

Proceed out of Fakenham town centre on Queens Road and, at the staggered crossroads, proceed straight over into Claypit Lane. Continue along this road and take the fourth left hand turning into North Park. Continue to the T junction and turn left and take the next left hand turning where you will see number 119 in front of you at the end of the cul de sac.

Ground Floor

Approx. 91.1 sq. metres (981.1 sq. feet)



Total area: approx. 91.1 sq. metres (981.1 sq. feet)

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 B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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