



**104 Greenway Lane, Fakenham**  
**Guide Price £400,000**

**BELTON DUFFEY**





## **104 GREENWAY LANE, FAKENHAM, NORFOLK, NR21 8ET**

A well presented detached family house with 4 bedroom accommodation, 1 with an en suite shower room, driveway parking and south facing rear garden.

### **DESCRIPTION**

104 Greenway Lane is an attractive detached family home offering well laid out and spacious accommodation throughout. The ground floor features a generous kitchen with a separate utility room and cloakroom, along with a bright dining room and a comfortable sitting room. Upstairs, there are four bedrooms, including a principal bedroom with an en-suite shower room, as well as a modern family bathroom. The property further benefits from UPVC double-glazed windows and doors, gas-fired central heating, and a wood-burning stove in the dining room.

The property also enjoys a delightful south facing rear garden, designed to offer both practicality and outdoor enjoyment. Mainly laid to lawn, the space is ideal for families and there is also a patio area perfectly suited for outdoor dining with a pergola over.

### **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.

### **PORCH**

Covered entrance porch to the front of the property with an outside light, quarry tile floor and UPVC door with a picture window and a glazed side panel leading into:







## **ENTRANCE HALL**

4.07m x 1.79m (13' 4" x 5' 10")

Recessed door mat, staircase to first floor landing with shelved storage cupboard under, space for coat hooks, tiled floor, radiator. Opening to the sitting room and a door leading into:

## **KITCHEN**

6.14m x 3.74m (20' 2" x 12' 3") at the widest points.

Range of contemporary base and wall units with oak block worktops incorporating a butler sink with chrome swan neck mixer tap, island unit also with an oak block worktop providing additional storage. Space and gas connection for a range style cooker with extractor over, and an integrated dishwasher.

Tiled floor, radiators, double doors leading into the dining room and a door to the utility room. UPVC window overlooking and French doors leading outside to the rear garden.

## **UTILITY ROOM**

2.73m x 1.61m (8' 11" x 5' 3")

Range of base and wall units with laminate worktops incorporating a stainless steel sink, spaces and plumbing for a washing machine and tumble dryer. Tiled floor, extractor, radiator, UPVC window to the rear and partly glazed UPVC door leading out to the side of the property.

## **SITTING ROOM**

4.99m x 2.39m (16' 4" x 7' 10")

Window to the front of the property, recessed ceiling lights, pendant light and a TV point.

## **CLOAKROOM**

Wash basin, WC, tiled floor, radiator and UPVC window with obscured glass to the side.

## **DINING ROOM**

5.13m x 3.18m (16' 10" x 10' 5")

Fireplace housing a wood burning stove on a slate hearth with an oak mantel shelf, laminate flooring, radiator and UPVC window to the front.

## **FIRST FLOOR LANDING**

Shelved airing cupboard housing hot water cylinder, loft hatch and radiator.







## **BEDROOM 1**

4.03m x 3.75m (13' 3" x 12' 4")

Built-in wardrobe cupboard, radiator, UPVC window to the front and door leading into:

## **EN SUITE SHOWER ROOM**

2.18m x 1.57m (7' 2" x 5' 2")

Shower cubicle, wash basin, WC, shaver point, vinyl flooring, extractor, chrome towel radiator and UPVC window with obscured glass to the side.

## **BEDROOM 2**

4.00m x 2.71m (13' 1" x 8' 11")

Built-in wardrobe cupboard, radiator and UPVC window to the front.

## **BEDROOM 3**

2.83m x 2.73m (9' 3" x 8' 11")

Built-in wardrobe cupboard, radiator and UPVC window overlooking the rear garden.

## **BEDROOM 4**

3.02m x 2.91m (9' 11" x 9' 7")

Currently being used as a playroom with shelves, radiator in cabinet, laminate flooring and UPVC window overlooking the rear garden.

## **BATHROOM**

2.44m x 1.88m (8' 0" x 6' 2")

Bath with a shower mixer tap, wash basin, WC, radiator, extractor and UPVC window with obscured glass to the rear.

## **OUTSIDE**

104 Greenway Lane is set back from the road behind a mature laurel hedge and a 5 bar gate opening onto a gravelled driveway providing parking for 3-4 cars.

Tall pedestrian gates to both sides of the property lead the south facing rear garden where there is a paved terraced with a pergola opening out from the kitchen French doors. The rest of the garden is laid to lawn, with a timber shed and fenced boundaries.

## **DIRECTIONS**

Proceed out of Fakenham town centre on Queens Road heading north and turn right at the traffic lights onto Greenway Lane. Continue for approximately 1/2 mile where you will see the property on the right-hand side.





## **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 D.

## **TENURE**

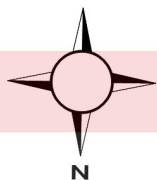
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

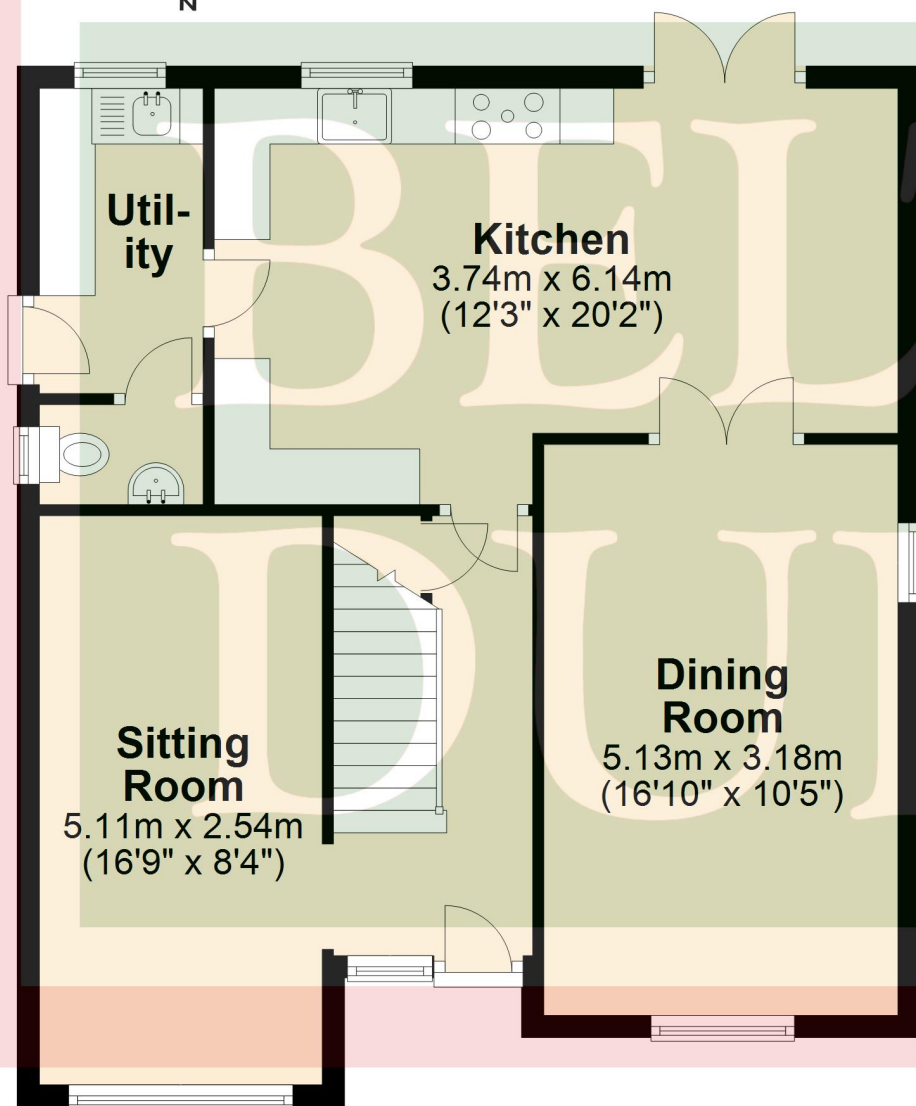






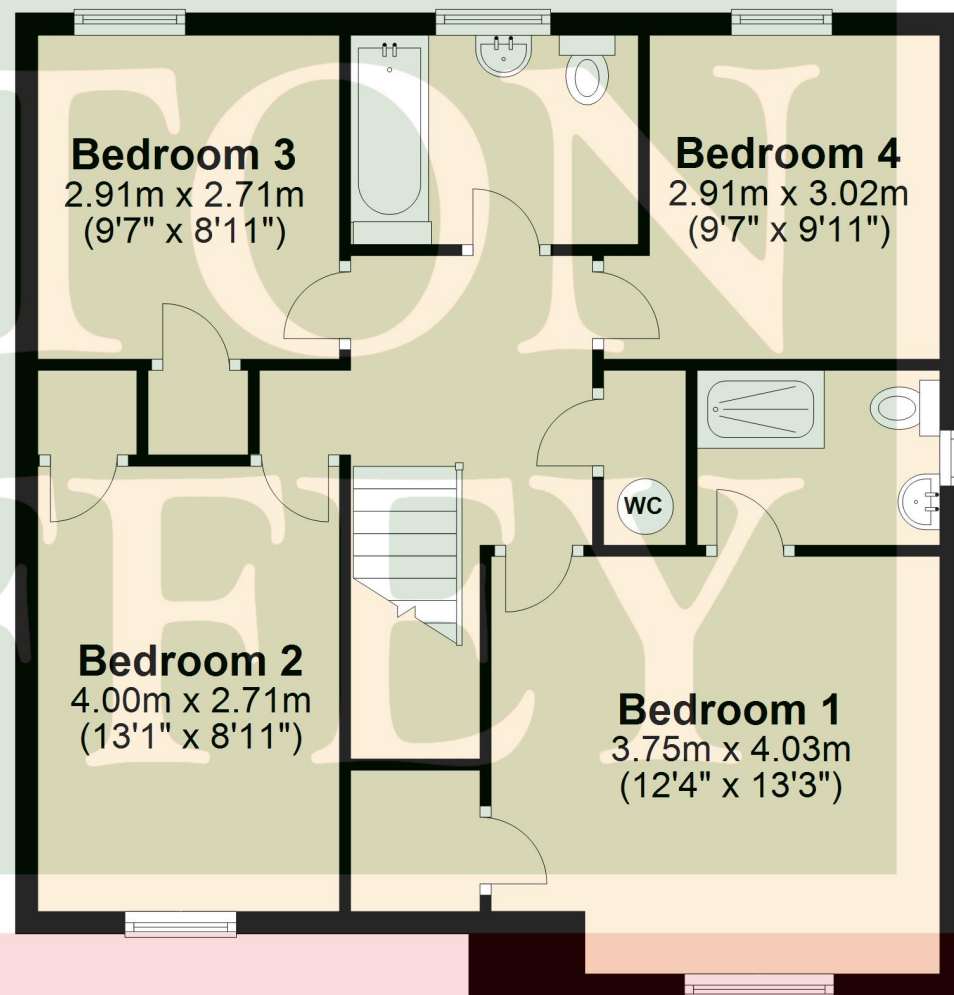
## Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



## First Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 sq. feet)





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