



2 Railway Close, Fakenham
Guide Price £270,000

BELTON DUFFEY



2 RAILWAY CLOSE, FAKENHAM, NORFOLK, NR21 8BD

A well presented 2 bedroom bungalow situated at the end of a cul de sac with conservatory, garage, parking and a west facing rear garden. No chain.

DESCRIPTION

2 Railway Close is a modern semi detached bungalow situated at the end of a small private cul de sac development of just 3 other properties within walking distance of the centre of the market town of Fakenham. The well presented living accommodation comprises an entrance hall, kitchen and a good sized sitting/dining room with French doors leading to a conservatory. There are also 2 double bedrooms and a shower room.

The property further benefits from double glazed UPVC windows and doors, gas-fired central heating and is being offered for sale with no onward chain. Please note all curtains and blinds will be included in the sale.

Outside, there is parking to the front of the property with a garage in a block, a low maintenance front garden and a lawned and paved 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

A partly glazed composite door with storm porch over and outside light leads from the front of the property into the entrance hall with 2 storage cupboards. Radiator, loft hatch and smoke detector.

KITCHEN

2.97m x 2.28m (9' 9" x 7' 6")

A range of cream Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated appliances including an oven and ceramic hob with an extractor hood over, fridge and freezer and washing machine, Vaillant gas-fired boiler and a window overlooking the front garden.



SITTING/DINING ROOM

5.49m x 3.42m (18' 0" x 11' 3")

A good sized room with 2 radiators and timber patio doors with glazed panels to the sides leading into the conservatory.

CONSERVATORY

4.08m x 3.42m (13' 5" x 11' 3") at widest points.

UPVC double glazed construction on a low brick wall with fitted roof and window blinds, 2 radiators, power and light and French doors leading outside to the rear garden.

BEDROOM 1

4.15m x 3.42m (13' 7" x 11' 3") at widest points.

Built-in double wardrobe cupboard, radiator and a window overlooking the front garden.

BEDROOM 2

3.52m x 3.04m (11' 7" x 10' 0")

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

SHOWER ROOM

2.25m x 2.21m (7' 5" x 7' 3") at widest points.

A white suite comprising a large shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, mirrored wall cabinets, extractor fan and a window to the side with obscured glass.

OUTSIDE

2 Railway Close is approached over a shared gravelled driveway leading to a parking area and the garage in a block with a further parking space in front. The property stands behind a front garden which has been paved for ease of maintenance with low fenced boundaries and leading to the front door with a storm porch over and outside light.

Pedestrian access to the side of the property leads to the west facing rear garden which comprises an extensive paved terrace opening out from the conservatory and a step up to a lawn. A paved walkway leads to a timber garden shed with tall fenced boundaries, mature hedge to the north, outside lighting and power sockets.

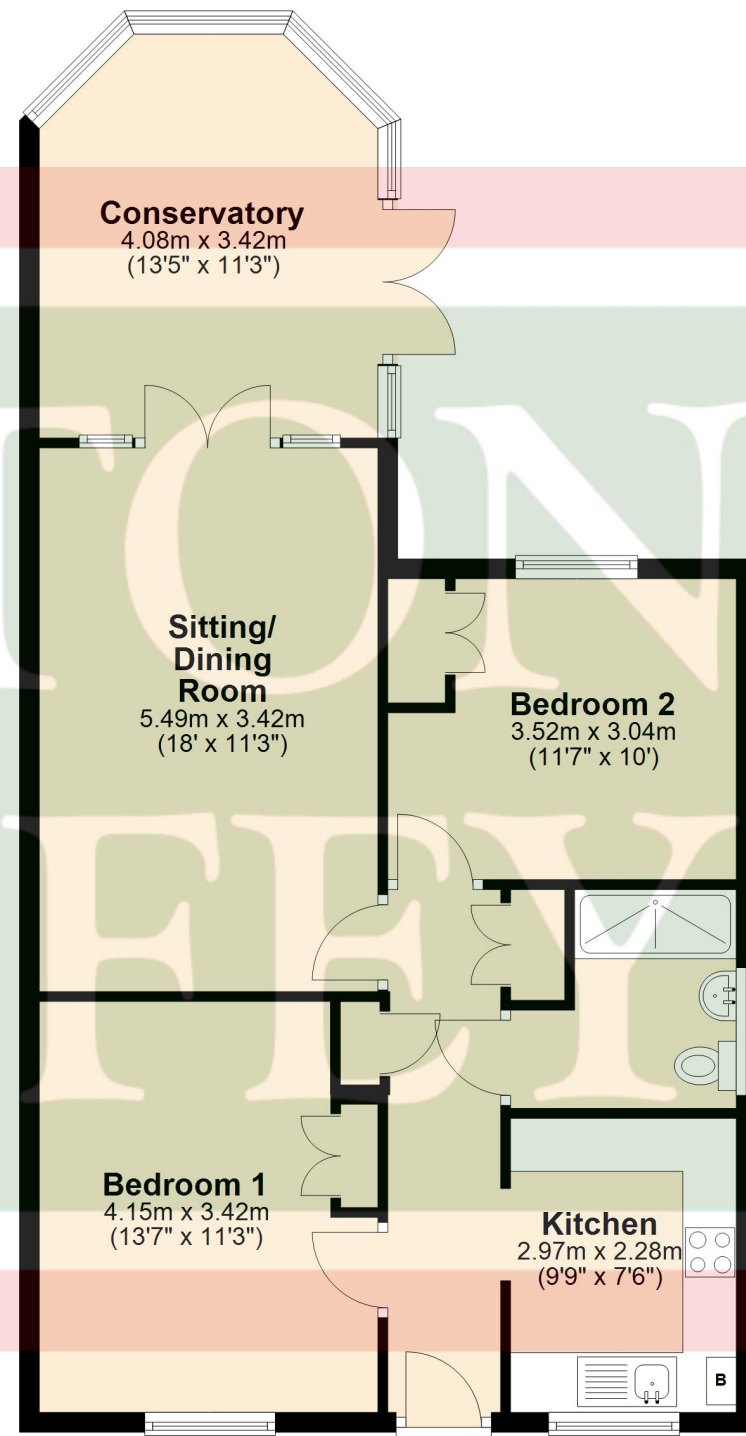
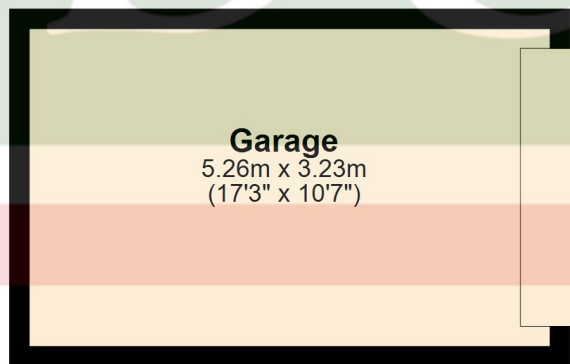
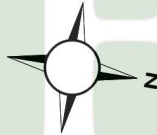
GARAGE

5.26m x 3.23m (17' 3" x 10' 7")

Electric remote control up and over door, power and light and a parking space in front.

Ground Floor

Approx. 93.1 sq. metres (1002.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

DIRECTIONS

Leave Fakenham town centre heading east along Norwich Street and continue straight over the mini roundabout onto Norwich Road. Continue for approximately 1/2 mile and take the left-hand turning in to The Drift, just before Aldiss Distribution Centre. Continue up The Drift for about 100 yards where you will see Railway Close on the left-hand side. Number 2 is located at the end of of the cul de sac on the right.

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.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

