



1 Green Court, Fakenham
Guide Price £195,000

BELTON DUFFEY



1 GREEN COURT, FAKENHAM, NORFOLK, NR21 8PF

A modern 2 bedroom semi detached house with driveway parking and a south facing partly walled garden. No onward chain.

DESCRIPTION

1 Green Court is a modern semi detached house situated just off the popular Valley Way part of the market town of Fakenham and within walking distance of the town centre. The property has accommodation comprising a small entrance lobby leading to a good sized sitting/dining room and a kitchen with a landing upstairs leading to the 2 double bedrooms and a bathroom.

The property further benefits from gas-fired central heating and UPVC double glazed windows and doors. Outside there is driveway parking and a partly walled south facing garden to the rear.

1 Green Court is being offered for sale with no onward chain.

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 LOBBY

A partly glazed composite door leads from the side of the property into the entrance lobby with space for coat hooks and shoe storage. Door leading into:

SITTING/DINING ROOM

5.05m x 3.54m (16' 7" x 11' 7")

Large bay window to the front, understairs storage cupboard and 2 radiators. Staircase leading up to the first floor landing and an opening to:



KITCHEN

3.54m x 2.35m (11' 7" x 7' 9")

A range of cream Shaker style base and wall units with laminate worktops incorporating a stainless steel sink with mixer tap, tiled splashbacks. Integrated oven and gas hob with an extractor hood over, spaces for white goods. Gas-fired boiler, vinyl flooring, radiator, window overlooking the rear garden and a partly glazed composite door leading outside.

FIRST FLOOR LANDING

Loft hatch and doors to the bedrooms and bathroom.

BEDROOM 1

3.54m x 3.38m (11' 7" x 11' 1")

Storage cupboard, radiator and a window overlooking the rear garden.

BEDROOM 2

3.54m x 2.82m (11' 7" x 9' 3")

Radiator and a window to the front of the property

BATHROOM

2.06m x 1.69m (6' 9" x 5' 7")

A white suite comprising a bath with a shower mixer tap and shower curtain rail over, wash basin and WC. Shaver point, radiator, vinyl flooring, tiled splashbacks, window to the side with obscured glass.

OUTSIDE

1 Green Court is set back from the road behind a lawned front garden with a gravelled driveway to the side providing parking.

A tall timber pedestrian gate leads to the south facing rear garden where the side entrance door is located with a storm porch over and outside light. The garden beyond comprises a paved terrace with a lawn, walled and fenced boundaries.

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east for approximately 1/2 mile and turn right onto Valley Way. Green Court is the second turning on the left where you will see number 1 on the corner.

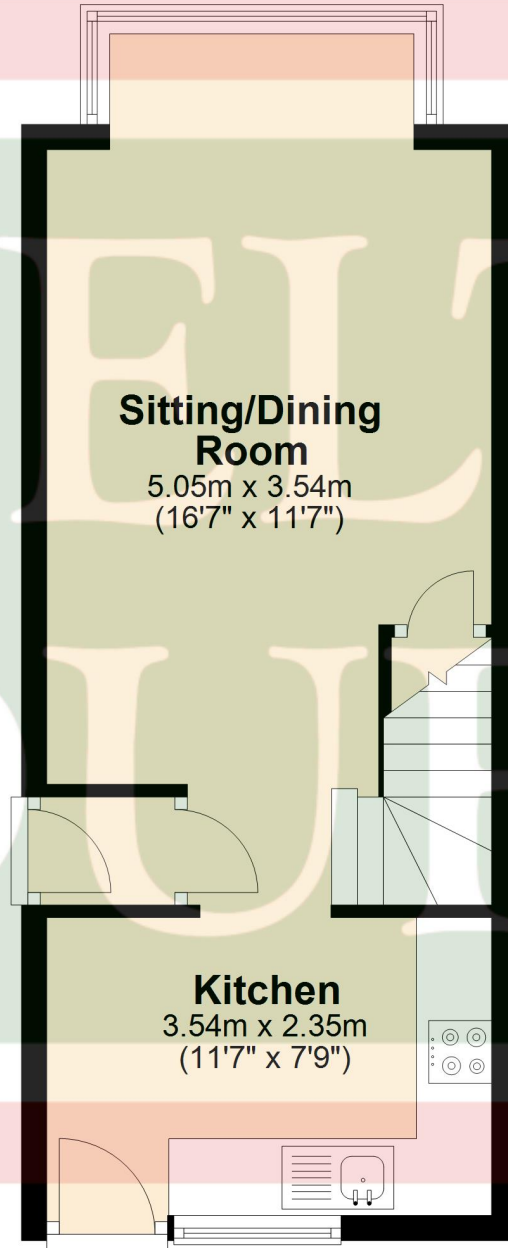
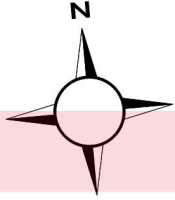
OTHER INFORMATION

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.

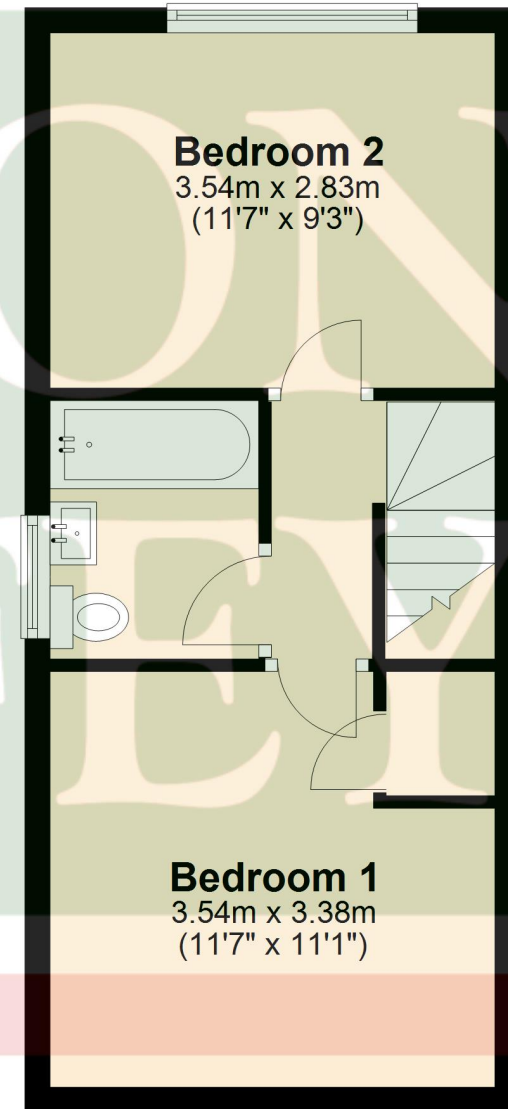
Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 57.4 sq. metres (618.4 sq. feet)

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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