



9 Fisher Road, Fakenham
Guide Price £410,000

BELTON DUFFEY



9 FISHER ROAD, FAKENHAM, NORFOLK, NR21 9QY

A large detached bungalow with flexible 3/4 bedroom accommodation, double garage and attractive gardens situated at the end of a cul-de-sac. No chain.

DESCRIPTION

9 Fisher Road is a large detached bungalow situated towards the end of a popular cul de sac and backing onto playing fields in the market town of Fakenham. The property has well proportioned flexible living accommodation comprising a spacious entrance hall, L-shaped kitchen/breakfast room with a separate utility room and a dining room. The large sitting room has a conservatory off which overlooks the rear garden. There are 3 double bedrooms, the principal also having an en suite shower room, a family shower room and a further study/snug which could also provide another bedroom if required.

The property would now benefit from a programme of light refurbishment but does have gas-fired central heating, a fireplace in the sitting room housing a gas fire and UPVC double glazed windows and doors throughout.

Outside, there is an extensive brick weave driveway providing parking for several vehicles with a detached double garage and an attractive lawned garden to the rear which backs onto playing fields.

9 Fisher Road 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 HALL

A partly glazed UPVC door with glazed panels to the sides leads from the driveway to the front of the property into the spacious entrance hall. 2 storage cupboards, radiator and loft hatch.



KITCHEN/BREAKFAST ROOM

6.34m x 4.50m (20' 10" x 14' 9") at widest points.

L-shaped double aspect room with a tiled floor and recessed ceiling lights. Comprising:

KITCHEN AREA

A range of lime washed oak base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with an extractor hood over, fridge and dishwasher. Cupboard housing the gas-fired combi boiler, window to the side. Open plan to:

BREAKFAST AREA

Room for a breakfast table and chairs, armchair etc, fitted dresser display unit, radiator. Door to the utility room, sliding patio doors leading outside to the rear garden and glazed double doors to the sitting room.

UTILITY ROOM

3.51m x 1.46m (11' 6" x 4' 9")

Lime washed oak base and wall cupboards with a laminate worktop with space and plumbing under for a washing machine. Tiled floor, radiator, connecting door to the garage and partly glazed UPVC doors leading outside to the front and rear of the property.

SITTING ROOM

6.40m x 4.34m (21' 0" x 14' 3")

A good sized sitting room with a central feature fireplace housing a gas fire with a stone hearth and surround, 2 radiators. Wide window to the side, 2 sets of French doors leading outside to the rear garden and conservatory. Glazed double doors leading into:

DINING ROOM

3.69m x 3.25m (12' 1" x 10' 8")

Radiator and glazed double doors to the entrance hall.

CONSERVATORY

3.37m x 2.50m (11' 1" x 8' 2")

Double glazed UPVC construction on a low brick wall with a polycarbonate roof, power points, ceiling fan light, tiled floor and 2 electric panel heaters. French doors leading outside to the rear garden.

STUDY/SNUG/BEDROOM 4

3.69m x 2.14m (12' 1" x 7' 0")

Flexible room with a radiator and a window to the kitchen/breakfast room.



BEDROOM 1

5.08m x 3.60m (16' 8" x 11' 10") at widest points.

Extensive range of fitted wardrobe cupboards, radiator, bow window to the front and a door leading into:

EN SUITE SHOWER ROOM

2.15m x 1.30m (7' 1" x 4' 3")

A white suite comprising a shower cubicle (the electric shower needs replacing), pedestal wash basin and WC. Radiator and extractor fan.

BEDROOM 2

4.98m x 2.45m (16' 4" x 8' 0")

Radiator, laminate flooring and a bow window to the front.

BEDROOM 3

3.66m x 2.61m (12' 0" x 8' 7")

Radiator and a window to the side.

FAMILY SHOWER ROOM

2.51m x 1.66m (8' 3" x 5' 5")

Wet room style shower area with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled walls, radiator, recessed ceiling lights and a window to the side with obscured glass.

OUTSIDE

9 Fisher Road is situated towards the end of the cul de sac set back from the road behind a low brick wall with an extensive brick weave driveway providing parking for several cars, caravan etc and leading to the attached double garage. Fenced boundaries to the sides with 2 well stocked shrub beds and outside lighting.

A tall pedestrian gate to the side of the bungalow leads to a paved area where there is a timber shed and space for the storage of refuse bins. The attractive rear garden backs onto playing fields and comprises an extensive paved terrace and walkways, lawn beyond with well stocked perimeter borders.

DOUBLE GARAGE

5.28m x 5.00m (17' 4" x 16' 5")

2 up and over doors to the front, power and light, window to the rear with obscured glass and a connecting door to the utility room.



DIRECTIONS

Leave Fakenham town centre heading north on the Wells Road to the mini roundabout and turn left. Take the next right onto Field Lane and Fisher Road is second left, where you will find number 9 towards the end of the cul de sac 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 C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Conservatory
3.37m x 2.50m
(11'1" x 8'2")

Double Garage
5.28m x 5.00m
(17'4" x 16'5")

Utility Room

Kitchen/Breakfast Room
6.34m x 4.50m
(20'10" x 14'9")

Sitting Room
6.40m x 4.34m
(21' x 14'3")

Study/ Snug/ Bedroom 4
3.69m x 2.14m
(12'1" x 7')

Dining Room
3.69m x 3.25m
(12'1" x 10'8")

Bedroom 3
3.66m x 2.61m
(12' x 8'7")

Ground Floor
Approx. 192.8 sq. metres (2075.7 sq. feet)

Entrance Hall

Bedroom 1
5.08m x 3.60m
(16'8" x 11'10")

Bedroom 2
4.98m x 2.45m
(16'4" x 8')

Total area: approx. 192.8 sq. metres (2075.7 sq. feet)



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

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