



51 Salmons Way, Fakenham
Offers in Excess of £340,000

BELTON DUFFEY



51 SALMONS WAY, FAKENHAM, NORFOLK, NR21 8NG

Detached 3 bedroom family house in cul de sac location with parking, garage and gardens. No chain.

DESCRIPTION

51 Salmons Way was built in 2021 by highly regarded developers Necton Management Limited. This detached 3 bed family home is located at the very end of a popular cul de sac within easy reach of shops and schools and the centre of Fakenham - a thriving market town, 20 minutes' drive from the north Norfolk coast at Wells-next-the-Sea.

The property has been built to a high specification comprising an entrance hall, kitchen, sitting/dining room, cloakroom, utility, principal bedroom with en suite shower room, 2 further bedrooms and a bathroom. Further benefits include an efficient gas-fired condensing boiler, UPVC double glazed windows and doors throughout giving the property an excellent EPC rating of B throughout the remainder of its 10 year NHBC Buildmark Warranty.

Outside, there is a brick block driveway providing parking, an attached garage, front garden and a south westerly facing fenced garden to the rear.

51 Salmons Way 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 composite door leads from the front of the property into the entrance hall with a recessed door mat, staircase to the first floor landing and understairs storage space. Radiator and doors to the kitchen and sitting/dining room.

CLOAKROOM

Vanity storage unit incorporating a wash basin, WC, vinyl flooring, radiator and an obscured glass window to the front.

KITCHEN

3.17m x 2.79m (10' 5" x 9' 2") A range of light beige/cream base and wall units with laminate worktops and upstands incorporating a stainless steel sink unit. Integrated double oven and ceramic hob with an extractor hood over and glass splashback, spaces and plumbing for a dishwasher and under counter fridge freezer. Vinyl flooring, recessed ceiling lights, extractor fan and radiator. Cupboard housing the hot water cylinder, window overlooking the rear garden and a door leading into:



UTILITY ROOM

2.37m x 2.06m (7' 9" x 6' 9") Pale green base cupboard with a laminate worktop and upstand incorporating a stainless steel sink unit. Spaces and plumbing for a washing machine, tumble dryer and freestanding fridge freezer. Worcester gas-fired central heating boiler, vinyl flooring, recessed ceiling lights, radiator. Window overlooking the rear garden and a partly glazed UPVC door leading outside.

SITTING/DINING ROOM

6.82m x 4.25m (22' 5" x 13' 11") at widest points. A good sized L-shaped double aspect room with 2 radiators, window to the front and UPVC French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Galleried landing with a radiator, loft hatch and a high level window to the side.

BEDROOM 1

3.55m x 3.01m (11' 8" x 9' 11") Radiator, window to the front and a door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. White towel radiator, recessed ceiling lights, vinyl flooring, extractor fan and an obscured glass window to the front.

BEDROOM 2

3.18m x 3.06m (10' 5" x 10' 0") Radiator and a window overlooking the rear garden.

BEDROOM 3

3.16m x 2.13m (10' 4" x 7' 0") Radiator and a window overlooking the rear garden.

BATHROOM

2.43m x 2.02m (8' 0" x 6' 8") A white suite comprising a bath, pedestal wash basin and WC. Shelved airing cupboard with a radiator. White towel radiator, recessed ceiling lights, vinyl flooring, extractor fan and an obscured glass window to the front.

OUTSIDE

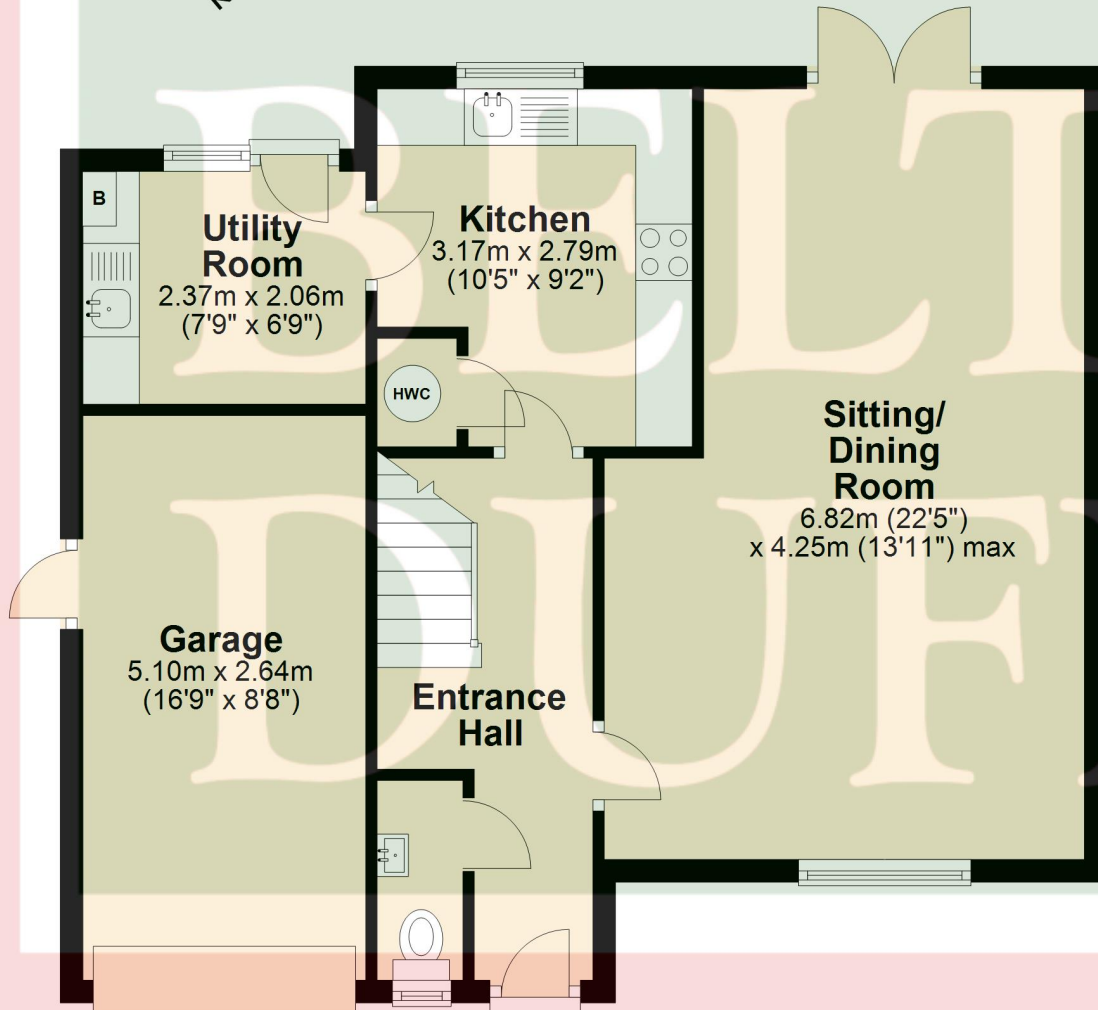
51 Salmons Way is set back from the cul de sac behind a lawned front garden bounded by a low post and chain fence with a brick block driveway to the side providing parking and leading to the attached garage.

A brick block pathway leads to the front entrance door and a tall pedestrian gate to the side of the property opens onto the south westerly facing rear garden with a lawn, outside tap and lighting, tall fenced boundaries.



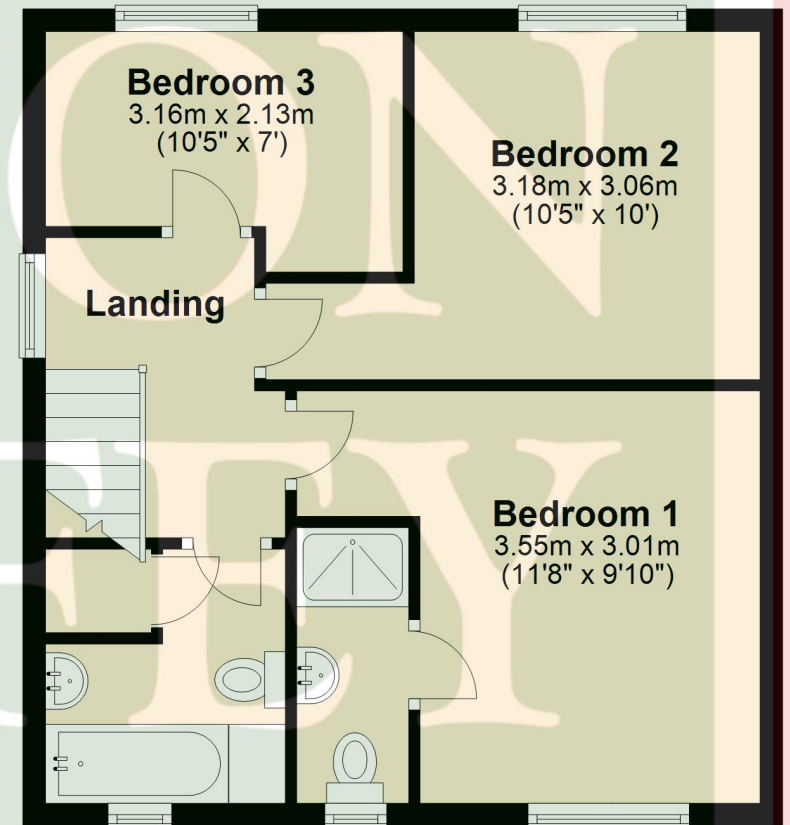
Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

GARAGE

5.1m x 2.64m (16' 9" x 8' 8") Up and over door to the front, power and light, boarded roof storage and a partly glazed UPVC door leading out to the side of the property.

DIRECTIONS

Proceed out of Fakenham town centre heading east on the Norwich Road for approximately 3/4 mile and turn left into Smiths Lane. Take the first right hand turning onto Gwyn Crescent and right again onto Salmons Way bearing right at the fork. Continue to the end of the cul de sac where you will see the property directly in front of you.

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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