



10 Norman Close, Fakenham
Guide Price £190,000

BELTON DUFFEY



10 NORMAN CLOSE, FAKENHAM, NORFOLK, NR21 9RX

A modern mid terrace house with 2 bedrooms, conservatory, garage, parking and garden, situated on a cul de sac on the edge of town. No chain.

DESCRIPTION

10 Norman Close is a modern mid terrace house situated at the end of a popular cul-de-sac on the outskirts of the market town of Fakenham. There is accommodation comprising an entrance porch, sitting room, kitchen/dining room and conservatory with a landing upstairs leading to 2 bedrooms and a bathroom. Further benefits include gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, there is an attractively landscaped low maintenance garden to the rear with a garage in a block at the end of the terrace and a parking space in front making this an ideal low maintenance compact home or long term lettings opportunity.

10 Norman Close 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 PORCH

1.60m x 1.12m (5' 3" x 3' 8")

UPVC double glazed construction with a partly glazed entrance door and windows to the front and sides with obscured glass. Space for coat hooks and shoe storage and a glazed UPVC door leading into:

SITTING ROOM

4.30m x 3.90m (14' 1" x 12' 10")

Open tread staircase leading up to the first floor landing, radiator, laminate flooring, window to the front and an opening leading into:



KITCHEN/DINING ROOM

3.90m x 2.86m (12' 10" x 9' 5")

A range of cream base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker (can be included in sale), space for a freestanding fridge freezer, spaces and plumbing for a washing machine and dishwasher. Breakfast bar with space under for stools, fitted display shelves, tiled floor and a window and a glazed UPVC door leading into:

CONSERVATORY

2.44m x 1.82m (8' 0" x 6' 0")

UPVC double glazed construction with a polycarbonate roof, vinyl flooring and a patio door leading outside to the rear garden.

FIRST FLOOR LANDING

Loft hatch and doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.90m x 3.10m (12' 10" x 10' 2") at widest points.

Built-in cupboard housing the gas-fired boiler, radiator and a window to the front.

BEDROOM 2

3.90m x 2.08m (12' 10" x 6' 10")

Radiator and a window overlooking the rear garden.

BATHROOM

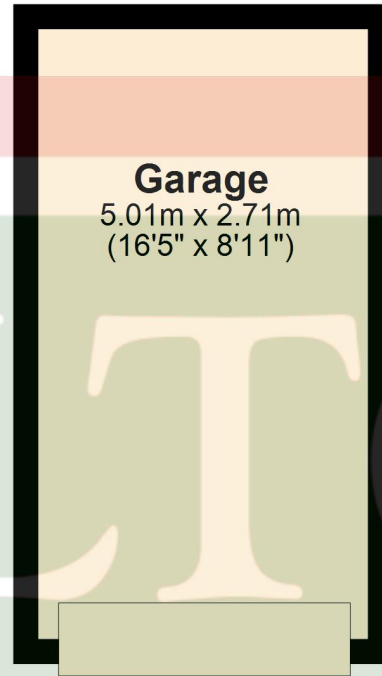
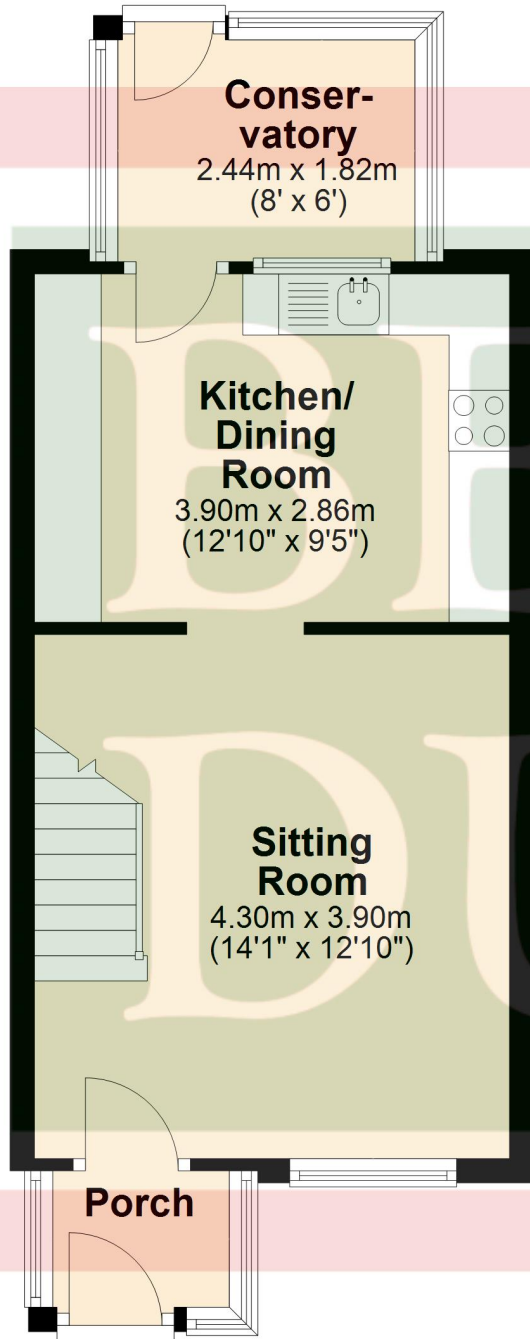
1.98m x 1.88m (6' 6" x 6' 2")

A white suite comprising a panelled bath with a shower mixer tap, electric shower and glass screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, radiator and extractor fan.

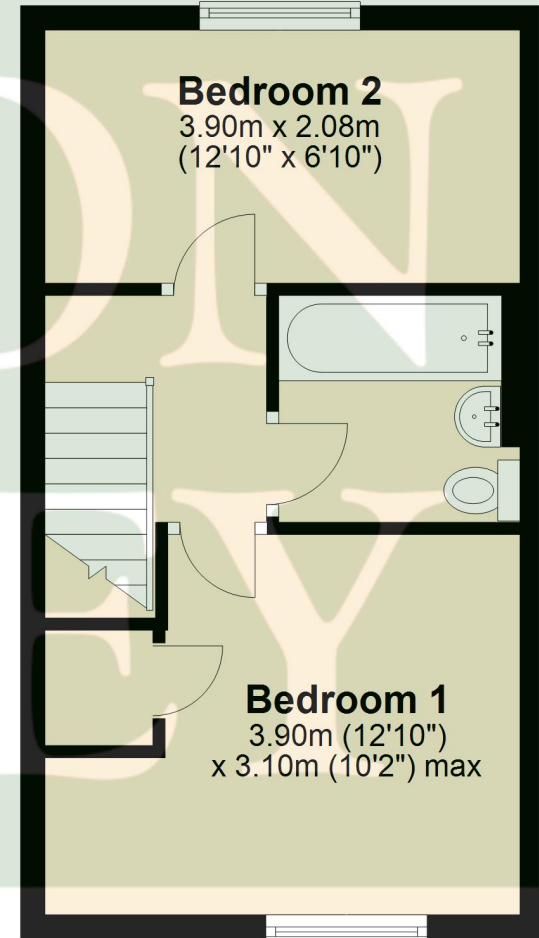
OUTSIDE

Number 10 is set back from the cul de sac behind small gravelled frontage with space for the storage of refuse bins and a step leading up to the front entrance porch.

The rear garden has been attractively landscaped and has been gravelled and paved for ease of maintenance. Raised shrub borders to the sides and tall fenced boundaries. A pedestrian gate leads to the side of the terrace where the garage is situated with a parking space in front.



First Floor
Approx. 28.3 sq. metres (304.7 sq. feet)



Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)

Total area: approx. 63.2 sq. metres (680.7 sq. feet)

GARAGE

5.01m x 2.71m (16' 5" x 8' 11")

Up and over door and a parking space in front.

DIRECTIONS

From Belton Duffey's Fakenham office, proceed across the Market Place heading out of the town, passing the library on the right. At the mini roundabout turn left and proceed up the hill and turn right just before the petrol station. Proceed along this road and take the second right into Eckersley Drive and then the second left into Norman Close, where the property will be found further up 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 A.

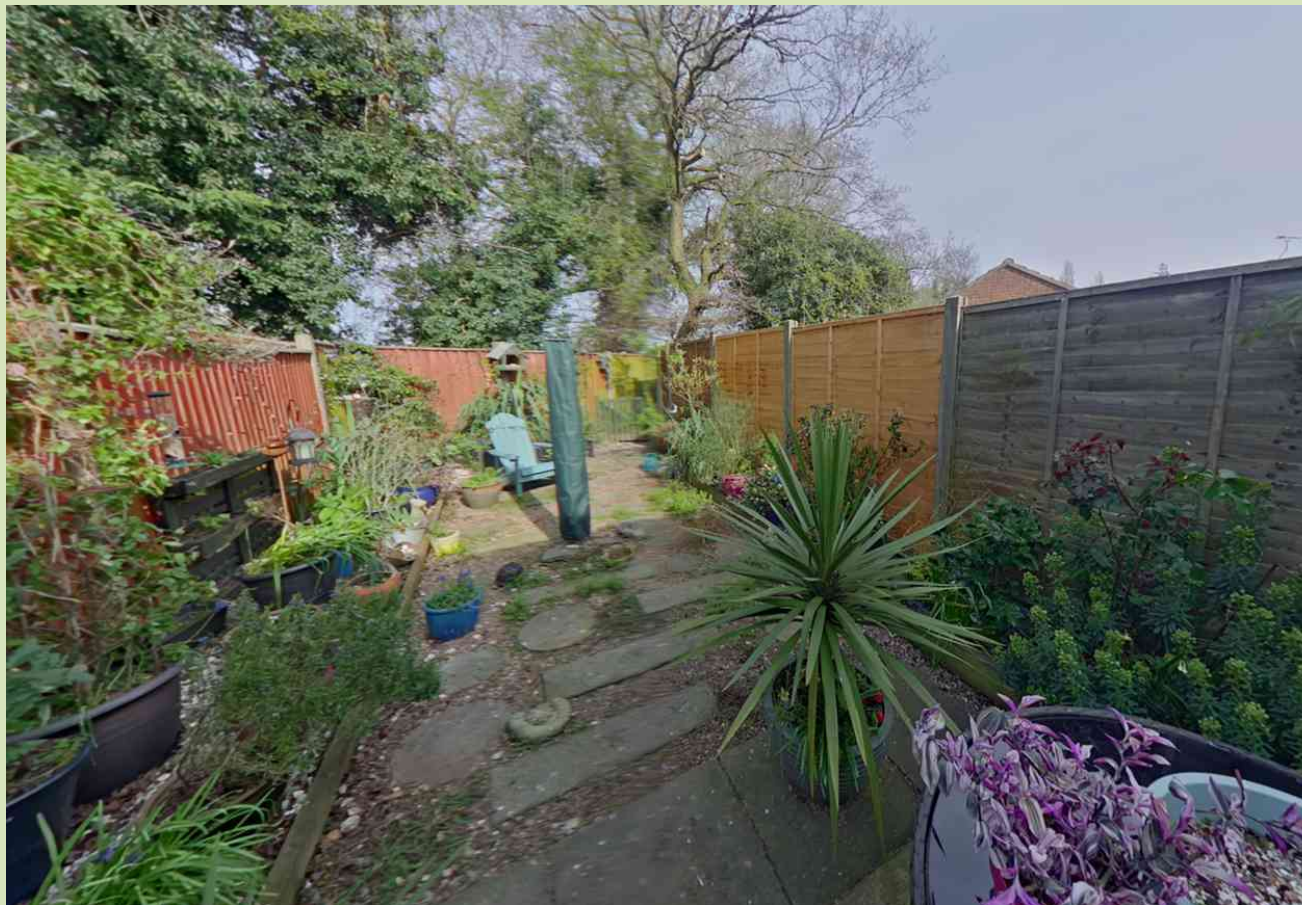
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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