



3 Rowan Way, Fakenham
Guide Price £365,000

BELTON DUFFEY



3 ROWAN WAY, FAKENHAM, NORFOLK, NR21 8PW

A detached brick and flint bungalow with spacious 3 bedroom, 2 bathroom accommodation, conservatory, garage and gardens. No onward chain.

DESCRIPTION

3 Rowan Way is a modern detached brick and flint built bungalow situated in a popular residential part of the market town of Fakenham. The spacious living accommodation comprises an entrance hall, kitchen/breakfast room, sitting/dining room and a conservatory which overlooks the rear gardens. There are also 3 bedrooms, 1 with an en suite shower room, and a bathroom with the further benefit of gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking leading to an attached garage with a low maintenance gravelled front garden and an attractive lawned garden to the rear.

3 Rowan 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 UPVC entrance door with a storm porch over leads from the front of the property into the L-shaped entrance hall with a shelved airing cupboard housing the hot water cylinder, further cloaks cupboard, 2 radiators and loft hatch.

KITCHEN/BREAKFAST ROOM

4.30m x 2.40m (14' 1" x 7' 10")

A range of oak base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, space for a freestanding fridge freezer, gas-fired boiler. Room for a small breakfast table and chairs, vinyl flooring, radiator, window and a glazed UPVC door leading into the conservatory.

SITTING/DINING ROOM

7.10m x 3.63m (23' 4" x 11' 11") at widest points.

A large double aspect sitting room with a window to the front and glazed aluminium sliding doors to the conservatory. Polished stone fireplace housing a flame effect fire with a timber surround, 2 radiators.



CONSERVATORY

8.95m x 2.43m (29' 4" x 8' 0")

Double glazed UPVC construction with a sloping glass roof, base cupboard with a wood block worktop and spaces and plumbing for a washing machine, dishwasher and tumble dryer. Vinyl flooring, 2 radiators, power and light and 2 partly glazed doors leading outside to the rear garden.

BEDROOM 1

3.64m x 3.26m (11' 11" x 10' 8")

Built-in wardrobe cupboard, radiator, window to the front and a door leading into:

EN SUITE SHOWER ROOM

Shower cubicle with a mixer shower, wall mounted wash basin and WC. Vinyl flooring, tiled walls, radiator, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.36m x 2.71m (11' 0" x 8' 11")

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

BEDROOM 3

2.95m x 2.06m (9' 8" x 6' 9")

Currently used as a study with a built-in wardrobe cupboard, radiator and a window to the front.

BATHROOM

A suite comprising a panelled bath with a shower mixer tap and shower curtain, pedestal wash basin and WC. Vinyl flooring, tiled walls, radiator, extractor fan and a high level window to the rear with obscured glass.

OUTSIDE

3 Rowan Way is set back from the road behind a low maintenance gravelled garden interspersed with low shrubs and plants with low walled boundaries and paved pathways to the front porch with outside light. A driveway to the side provides parking and leads to the attached garage.

Tall pedestrian gates to both sides of the property lead to the attractive rear garden which has high fenced boundaries. Paved terrace opening out from the conservatory with a good sized lawn beyond, paved walkways, well stocked perimeter borders, small pond, summer house and garden shed. Outside tap and lighting.

GARAGE

5.29m x 2.62m (17' 4" x 8' 7")

Up and over door to the front, power and light, window and a pedestrian door to the rear garden.

Conservatory

8.95m x 2.43m
(29'4" x 8')

Ground Floor

Approx. 108.7 sq. metres (1169.8 sq. feet)

Kitchen/Breakfast Room

4.30m x 2.40m
(14'1" x 7'10")

Bedroom 2

3.36m x 2.71m
(11' x 8'11")

Garage

5.29m x 2.62m
(17'4" x 8'7")

**Sitting/
Dining Room**

7.10m x 3.63m
(23'4" x 11'11")

FP

Entrance Hall

Bedroom 3

2.95m x 2.06m
(9'8" x 6'9")

Bedroom 1

3.64m x 3.26m
(11'11" x 10'8")

HWC



Total area: approx. 108.7 sq. metres (1169.8 sq. feet)

DIRECTIONS

Proceed out of Fakenham town centre heading east on the Norwich Road, and in just under a mile turn right onto Warren Avenue. At the T-junction turn left onto Rowan Way and number 3 is the second house on the left.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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