



32 Salmons Way, Fakenham
Offers in Excess of £170,000

BELTON DUFFEY

32 SALMONS WAY, FAKENHAM, NORFOLK, NR21 8NG

A modern semi-detached house with garage and garden in popular location, offered for sale requiring some updating and with no onward chain.

DESCRIPTION

This attractive modern property, situated in a popular residential area within walking distance of schooling and shopping, is offered for sale with no onward chain and does require some refurbishment, but offers an excellent opportunity to create a comfortable family home. On the ground floor the gas centrally heated accommodation includes a cloakroom/utility off the entrance hall, kitchen, large living/dining room with a study/sunroom extension, while on the first floor there are 3 bedrooms and a bathroom.

Externally, the enclosed rear garden backs west and there is also the benefit of a garage.

32 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 covered storm porch with a glazed UPVC door leads into the entrance hall with staircase to the first floor landing, storage cupboard, radiator.

CLOAKROOM/UTILITY

Double glazed window to front, WC and space and plumbing for a washing machine.

KITCHEN

2.75m x 2.08m (9' 0" x 6' 8 1/2")

Double glazed window to front, range of floor and wall mounted storage units, worksurfaces incorporating single drainer stainless steel sink unit, electric cooker point, recess for under worksurface fridge freezer, serving hatch to the dining area.

LIVING/DINING ROOM

5.63m x 4.92m (18' 6" x 16' 2")

A bright and spacious room with double glazed window overlooking the rear garden, electric living flame fire, 2 radiators, TV point, under stairs storage cupboard. Glazed sliding double doors to:

STUDY/SUN ROOM

2.21m x 1.70m (7' 3" x 5' 7")

A useful addition to the property with glazed UPVC door leading outside to the rear garden, double glazed window to side, radiator.



FIRST FLOOR LANDING

Access to loft space, airing cupboard housing the gas-fired boiler and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.33m x 3m (10' 11" x 9' 10")

A spacious dual aspect double bedroom with double glazed windows to rear and side, radiator.

BEDROOM 2

3.87m x 2.29m (12' 8" x 7' 6")

Double glazed window to front, radiator.

BEDROOM 3

2.77m x 2.59m (9' 1" x 8' 6")

Double glazed window to front, built-in wardrobe cupboard, radiator.

BATHROOM

Double glazed window with obscured glass to rear, panelled bath with shower mixer tap, pedestal wash basin, WC, radiator.

OUTSIDE

To the front of the property there is a small paved area with space for refuse bin storage etc and a shared driveway to the side leading to the garage.

To the rear is an enclosed garden which backs west and does not require some cultivation. Lawned area interspersed with trees and shrub borders, fenced boundaries and a brick archway providing pedestrian access to the driveway.

GARAGE

5.11m x 2.43m (16' 9" x 8' 0")

In a block adjacent to property, with metal up and over door, power and light connected, partly glazed UPVC door to garden.

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 where you will see number 32 approximately 100 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

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 B.

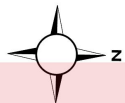
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



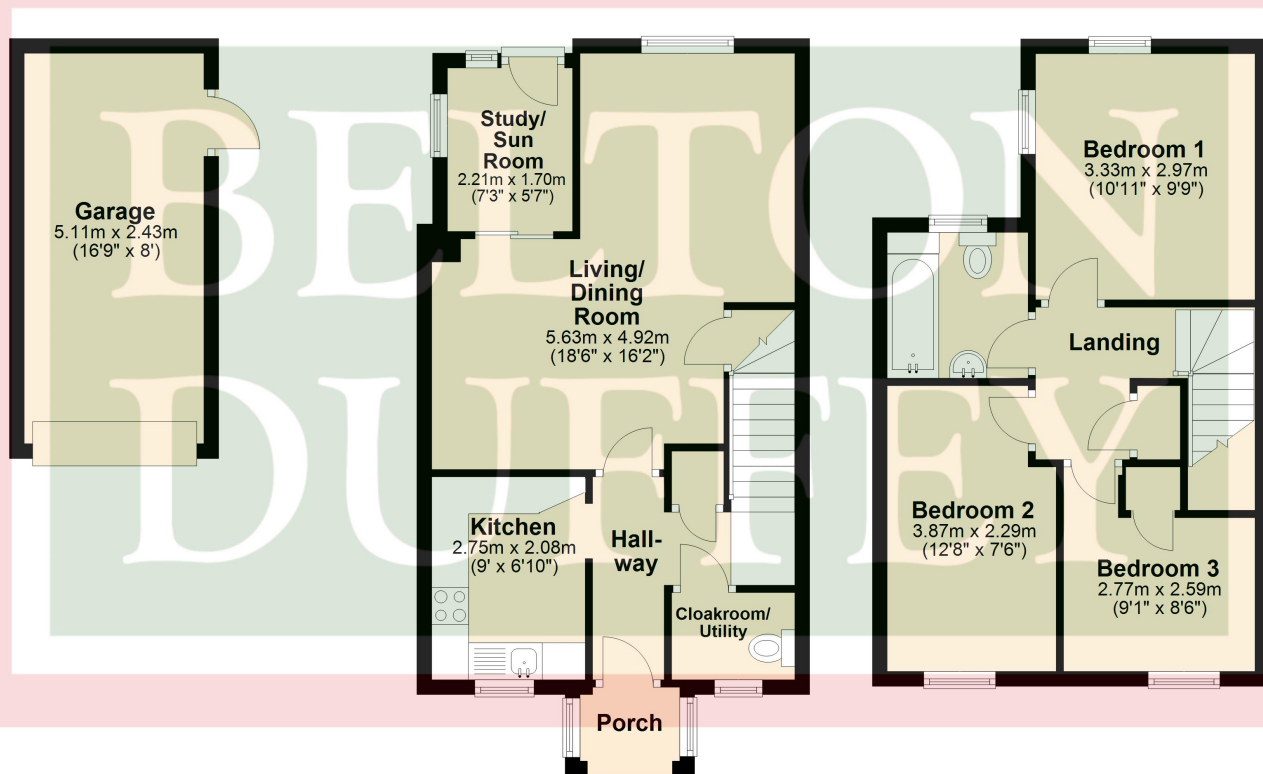


Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)

First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

