



**Byeways, Fakenham**  
**Offers in Excess of £300,000**

**BELTON DUFFEY**



## **BYEWAYS, 66 GWYN CRESCENT, FAKENHAM, NORFOLK,NR21 8NE**

A modern garage link detached 3 bedroom, 2 bathroom family house with driveway parking, garage, workshop and a partly walled south facing rear garden.

### **DESCRIPTION**

Byeways is a modern garage link detached family house situated in a prominent corner plot position towards the end of cul de sac in a popular part of the market town of Fakenham. There is spacious ground floor accommodation comprising an entrance hall, cloakroom, kitchen with a separate dining room and a comfortable sitting room. Upstairs, a galleried landing leads to the principal en suite bedroom, 2 further bedrooms and a family bathroom. Further benefits include UPVC double glazed windows and doors throughout, gas-fired central heating and a fireplace in the sitting room housing an electric flame effect fire plus air conditioning.

Outside, there is driveway parking for up to 3 vehicles, an integral garage and a useful workshop/store with a partly walled south facing garden to the rear.

### **SITUATION**

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.

### **STORM PORCH**

A covered storm porch with outside light leads from the front of the property with a partly glazed composite door and glazed panel to the side leading into:



## **ENTRANCE HALL**

3.92m x 2.07m (12' 10" x 6' 9")

Spacious entrance hall with staircase to the first floor landing, understairs storage area, vinyl flooring and a radiator in cabinet. Doors to the kitchen, sitting room and cloakroom.

## **CLOAKROOM**

2.07m x 0.86m (6' 9" x 2' 10")

Vanity storage unit incorporating a wash basin with a tiled splashback, WC, radiator, window to the front with obscured glass.

## **KITCHEN**

4.09m x 2.67m (13' 5" x 8' 9")

A range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated double oven and gas hob with an extractor hood over, spaces and plumbing for a washing machine and freestanding fridge freezer, wall hung gas-fired boiler. Serving hatch to the dining room, radiator, vinyl flooring, window to the front and a partly glazed UPVC door leading outside to the side of the property.

## **DINING ROOM**

3.46m x 2.67m (11' 4" x 8' 9")

Radiator, window overlooking the rear garden and a wide opening to:

## **SITTING ROOM**

4.87m x 3.69m (16' 0" x 12' 1")

A good sized sitting room with a fireplace housing an electric flame effect fire, 2 radiators and air conditioning unit. UPVC French doors overlooking the rear garden and leading outside.

## **FIRST FLOOR LANDING**

Galleried first floor landing with a shelved airing cupboard housing the hot water cylinder, loft hatch, window to the front and doors to the 3 bedrooms and family bathroom.

## **BEDROOM 1**

4.06m x 2.85m (13' 4" x 9' 4")

Extensive range of fitted wardrobe and drawer units incorporating a dressing table, radiator, window overlooking the rear garden and a door leading into:



## **EN SUITE SHOWER ROOM**

2.56m x 1.02m (8' 5" x 3' 4")

A suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Radiator, tiled splashbacks, extractor fan and a small window to the side of the property with obscured glass.

## **BEDROOM 2**

3.56m x 2.85m (11' 8" x 9' 4")

Extensive range of fitted wardrobe and drawer units, radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.99m x 1.82m (9' 10" x 6' 0")

Fitted wardrobe cupboard with mirrored sliding doors, radiator and a window to the front of the property.

## **FAMILY BATHROOM**

2.25m x 1.89m (7' 5" x 6' 2")

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Radiator, tiled splashbacks, extractor fan and a window to the front of the property with obscured glass.

## **OUTSIDE**

Byeways occupies a prominent corner plot, set back from the cul de sac behind an extensive brick weave driveway with space for 2–3 cars, leading to the attached garage and storm porch. The front and side gardens are mainly lawned with well stocked plant beds, bordered by post and chain fencing.

A tall timber gate provides side access to the property and the kitchen door. The south facing rear garden beyond is mainly walled and features a neat lawn, established planting, pergola, timber shed and outside lighting. French doors open from the sitting room to the garden, while a set of glazed double doors lead into the workshop/store.

## **GARAGE**

5.20m x 2.60m (17' 1" x 8' 6")

Up and over door to the front, power and light, roof storage and a window to the rear.

## **WORKSHOP/STORE**

2.60m x 2.01m (8' 6" x 6' 7")

Accessed via a pair of glazed double doors, power and light, window to the rear.



## **DIRECTIONS**

Leave Fakenham town centre on the Norwich Road heading east. At the junction with Smiths Lane, turn left and take the first right onto Gwyn Crescent. Follow the road almost to the end of the cul de sac where you will see Byeways (number 66) 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, electric fire in the sitting room and air conditioning. EPC Rating Band D.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

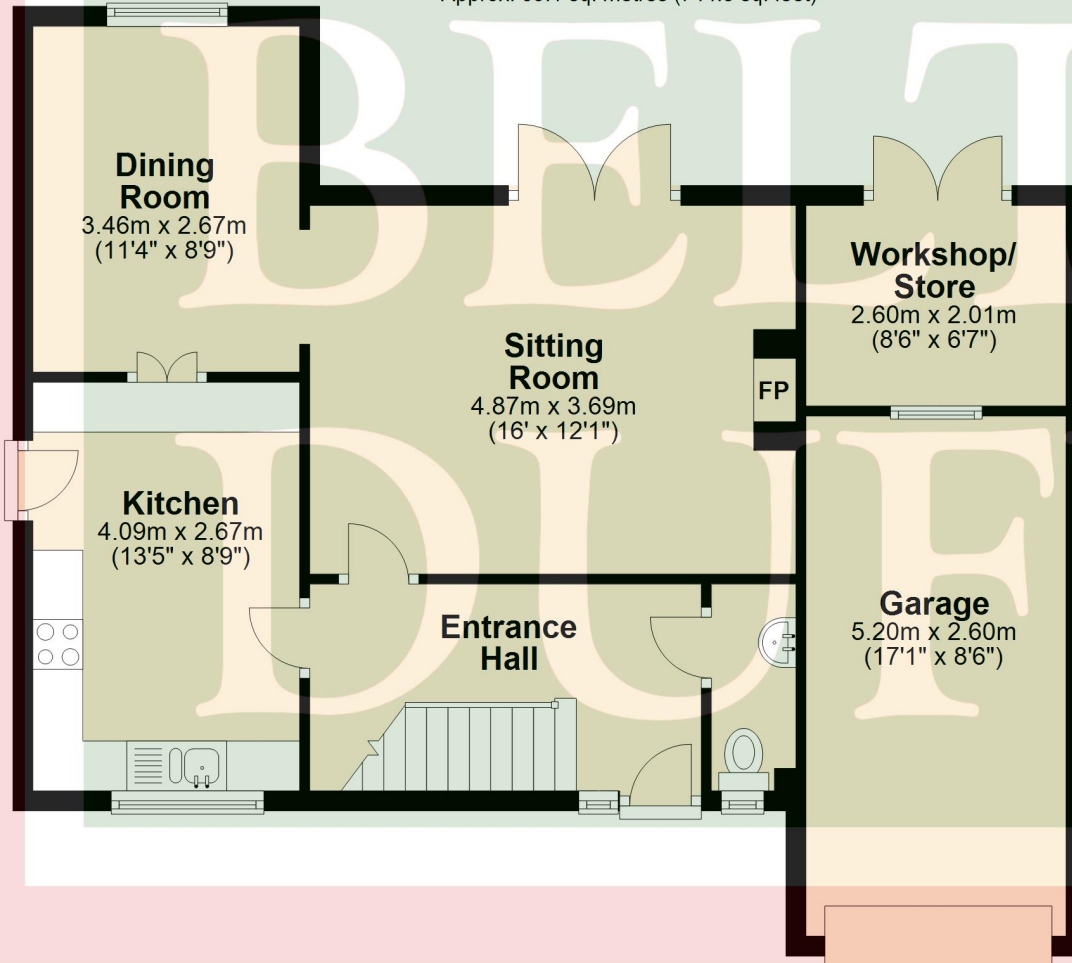
Strictly by appointment with the agent.





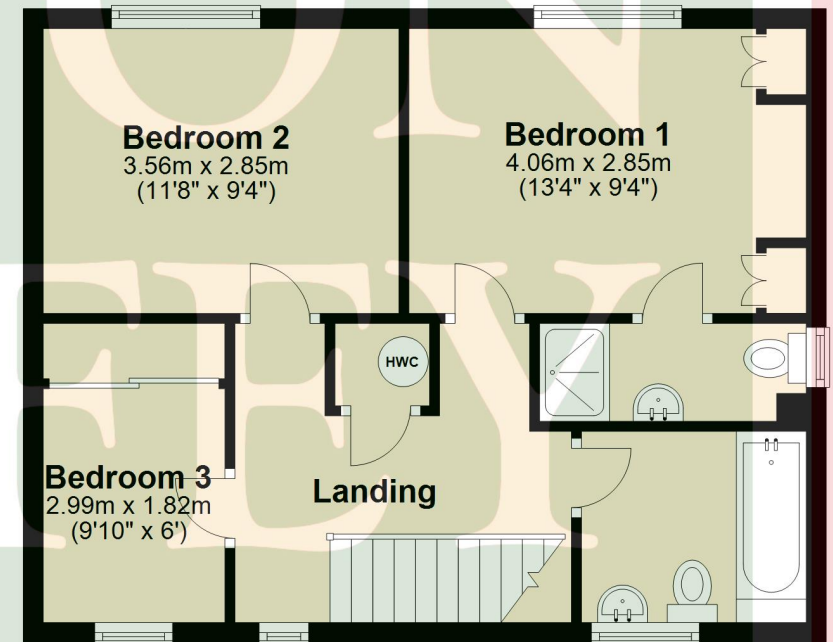
### Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)



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