



12 Searle Close, Fakenham
Guide Price £310,000

12 SEARLE CLOSE, FAKENHAM, NORFOLK, NR21 8NA

A modern link detached bungalow with superbly presented refurbished 3 bedroom accommodation, garage and attractive gardens.

DESCRIPTION

12 Searle Close is a modern garage link detached bungalow situated at the end of a popular cul-de-sac on the outskirts of the market town of Fakenham. The current owners have carried out an extensive programme of refurbishment with superbly presented living accommodation comprising an entrance hall with a contemporary kitchen and a large sitting/dining room. There are also 2 good sized double bedrooms with a further bedroom (currently used as a snug) and a well appointed bathroom. Further benefits include UPVC double glazed windows and doors throughout, 4 panel internal doors and gas-fired central heating.

Outside the property has driveway parking for 2 cars with an attached garage, a low maintenance gravelled garden to the front and an attractively landscaped rear garden.



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 with a glazed side panel leads from the driveway to the side of the property into the entrance hall. Shelved airing cupboard housing the Vaillant gas-fired boiler, 2 further fitted storage cupboards, radiator and laminate flooring. Doors to all rooms.

KITCHEN

4.04m x 2.57m (13' 3" x 8' 5")

A range of gloss cream base and wall units with granite worktops and upstands incorporating a stainless steel sink unit with mixer tap. Integrated appliances including a double oven, ceramic hob with an extractor hood over, fridge freezer, dishwasher and washing machine.

Recessed ceiling lights, chrome radiator, luxury vinyl tiles, window to the side and a glazed UPVC door leading outside.

SITTING/DINING ROOM

5.72m x 3.59m (18' 9" x 11' 9")

A large bright and airy sitting/dining room with 2 windows to the front, fireplace housing an electric flame effect fire with a painted surround hearth, 2 radiators.

BEDROOM 1

4.04m x 2.98m (13' 3" x 9' 9")

Radiator and a window overlooking the rear garden.

BEDROOM 2

3.65m x 2.98m (12' 0" x 9' 9")

Radiator and UPVC French doors leading outside to the rear garden.



BEDROOM 3

2.65m x 2.64m (8' 8" x 8' 8")

Currently used as a snug with a radiator, laminate flooring and a window to the front.

BATHROOM

3.14m x 1.66m (10' 4" x 5' 5")

A shaped bath with a shower over and glass shower screen, pedestal wash basin and WC. Tiled splashbacks, tiled floor with electric underfloor heating, chrome towel radiator (connected to the main system but electric element also installed), extractor fan and a window to the side with obscured glass.

OUTSIDE

Number 12 is situated at the end of the cul de sac set back from the road behind a low maintenance gravelled garden with slate chipped beds planted with ornamental hedging and bounded with a low post and chain fence. A concrete driveway to the side provides parking for 2 cars and leads to the attached garage and the front entrance door with outside light and a gravelled area with space for a bench and planters etc.

A tall gate to the side of the property opens onto a pedestrian walkway to the rear garden. The garden has been attractively landscaped with an extensive paved terrace and a shaped lawn beyond. Well stocked perimeter borders and gravelled beds with a further patio area, 2 timber garden sheds, outside tap and lighting.

GARAGE

5.96m x 2.63m (19' 7" x 8' 8")

Electric remote control roller shutter door to the front, power and light, roof storage and a partly glazed UPVC door leading outside to the rear garden.

DIRECTIONS

Proceed out of Fakenham heading east on the Norwich Road, passing the police station on the right. Continue along this road up the hill and take the left-hand turning into Smiths Lane. Continue down this lane and turn right into Gwyn Crescent.

Take the fourth turning on the left into Searle Close and you will see number 12 in front of you at the end of the cul-de-sac.

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 C.

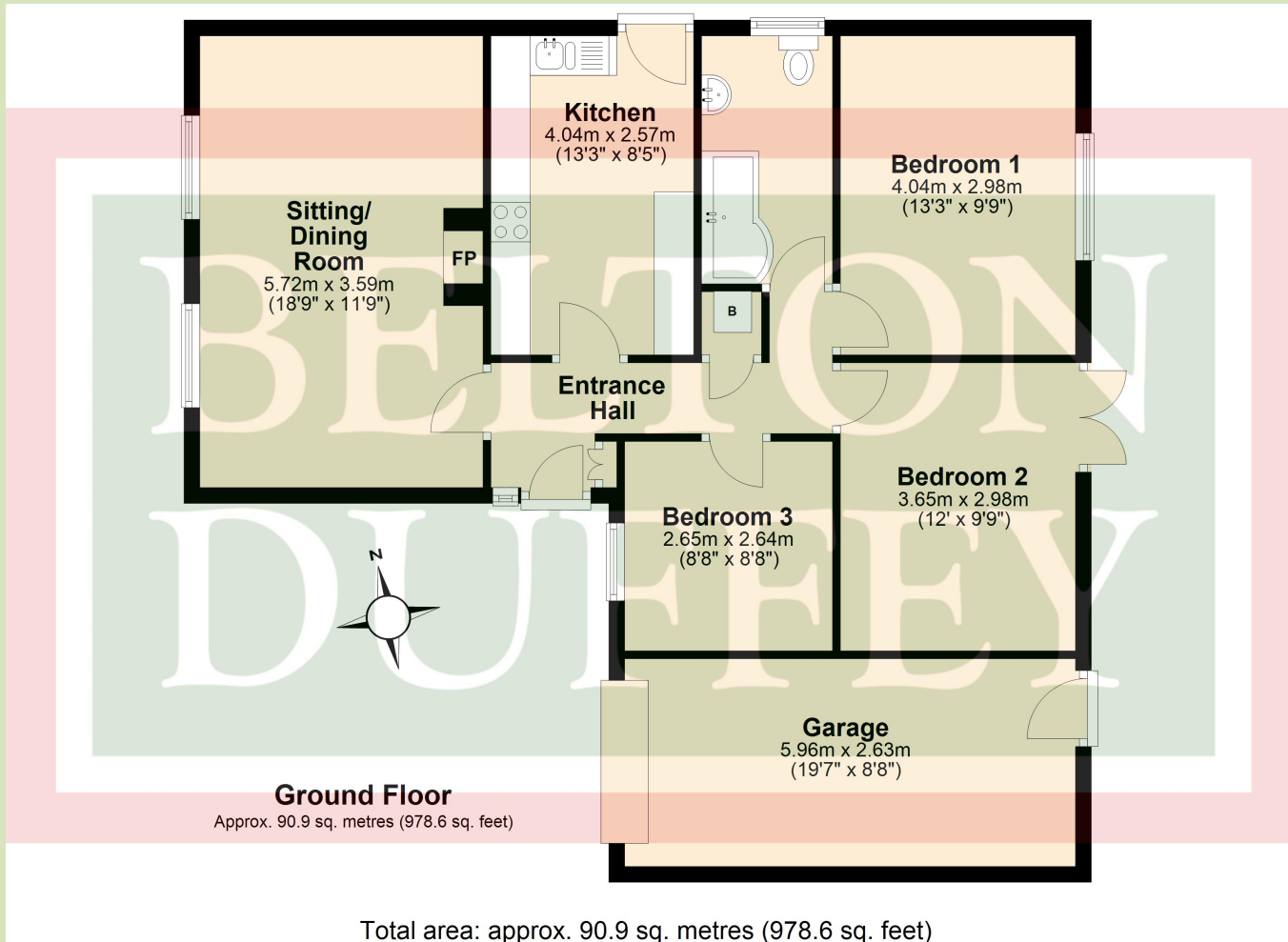
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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