



14 Fisher Road, Fakenham
£365,000

BELTON DUFFEY



14 FISHER ROAD, FAKENHAM, NORFOLK, NR21 9QY

Detached 3 bedroom bungalow in cul-de-sac location with garage, driveway parking and south facing garden.

DESCRIPTION

14 Fisher Road is a well presented 3 bedroom detached bungalow set in a generous plot with attractive, enclosed rear gardens with a garage and plenty of off-street parking to the front. The property is tucked away in a cul de sac on the edge of Fakenham - about a 10 minute walk to the centre of town or a short drive. The accommodation comprises a good sized sitting/dining room, kitchen, 3 bedrooms (one with en-suite WC) and a family shower room with UVPC windows and doors as well as gas-fired central heating.

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

Partly glazed UPVC door leading into the porch, built in airing cupboard, radiator, doors leading into kitchen, sitting/dining room, bathroom and all 3 bedrooms.

KITCHEN

7.66m x 2.88m (25' 2" x 9' 5")

Range of wall and base units with laminate worktops and tiled splashbacks. Composite single bowl sink with mixer tap over, integrated eye level oven with induction hob with stainless steel extractor over, space and plumbing for washing machine and dishwasher. Space for tumble dryer and free standing fridge/freezer. Tiled floor, radiator, wall mounted gas-fired central heating boiler and window overlooking the rear garden plus UVPC door leading out to the side.

Door leading into:

SITTING/DINING ROOM

8.71m x 3.63m (28' 7" x 11' 11")

Generous sized double aspect room with UVPC French doors leading out onto the rear garden. Fireplace housing a coal effect gas fire, radiator and ample space for a dining table and 6 chairs.



BEDROOM 1

6.6m x 3.35m (21' 8" x 11' 0")

Another generous sized room with plenty of wardrobe space, radiator and double aspect windows to the front and side.

BEDROOM 2

4.63m x 2.88m (15' 2" x 9' 5")

Windows to the front and side, radiator and folding door into:

CLOAKROOM

1.68m x 0.92m (5' 6" x 3' 0")

White suite comprising pedestal wash hand basin with tiled splashback and WC. Heated chrome towel rail, shaver socket, extractor fan and tiled floor. Window to the side with obscured glass.

BEDROOM 3

3.63m x 2.23m (11' 11" x 7' 4")

Radiator, window to the side.

SHOWER ROOM

2.72m x 1.68m (8' 11" x 5' 6")

White suite comprising rectangular basin set into a vanity unit and WC. Corner dual headed shower unit with curved, sliding glass screen, heated towel rail, tiled splashbacks and vinyl floor, 2 windows to the side.

OUTSIDE

The property is approached off Fisher Road onto a concrete driveway up to the single, attached garage with plenty of off street parking to the front and side on gravelled frontage, bordered by a low wall to the front and fencing to the sides. A pedestrian gate to the side leads to the gravelled rear side passage useful for bin storage then onto the main rear garden which is predominantly laid to a well kept lawn. High fencing allows a good degree of privacy with a small terrace, feature central gravelled area and concrete walkway down to a further gravelled section ideal for a play area.

GARAGE

4.77m x 2.78m (15' 8" x 9' 1")

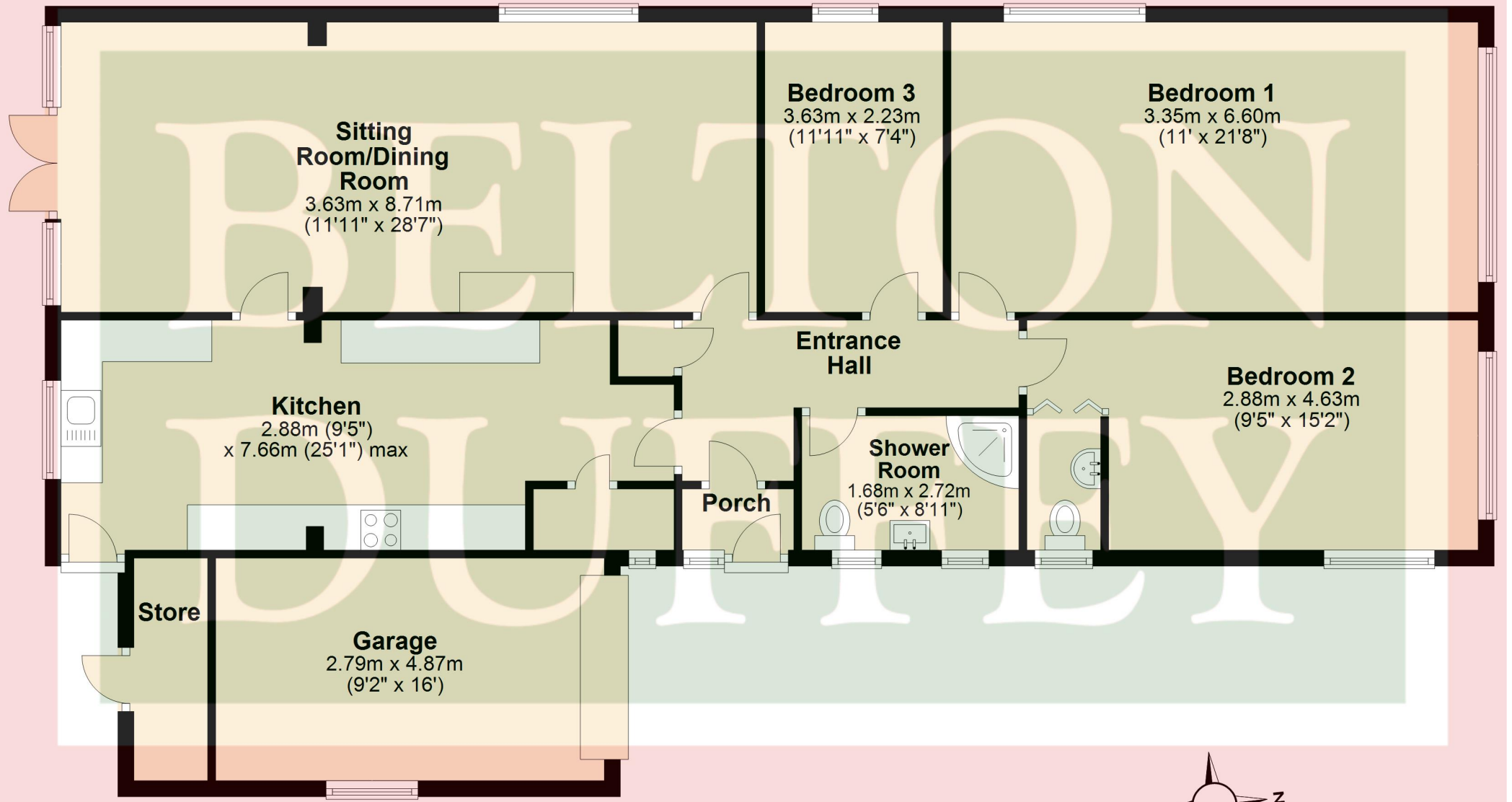
Up and over door, power and light with brick built store to the rear with power also.

DIRECTIONS

Leave Fakenham town centre heading north on the Wells Road to the mini roundabout and turn left. Take the next right onto Field Lane and Fisher Road is second left, you will then find number 14 on the left hand side just after the turning to Lawrence Close.

Ground Floor

Approx. 133.7 sq. metres (1438.7 sq. feet)



Total area: approx. 133.7 sq. metres (1438.7 sq. feet)

OTHER INFORMATION

Mains water, mains drainage, gas-fired central heating to radiators. 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.





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