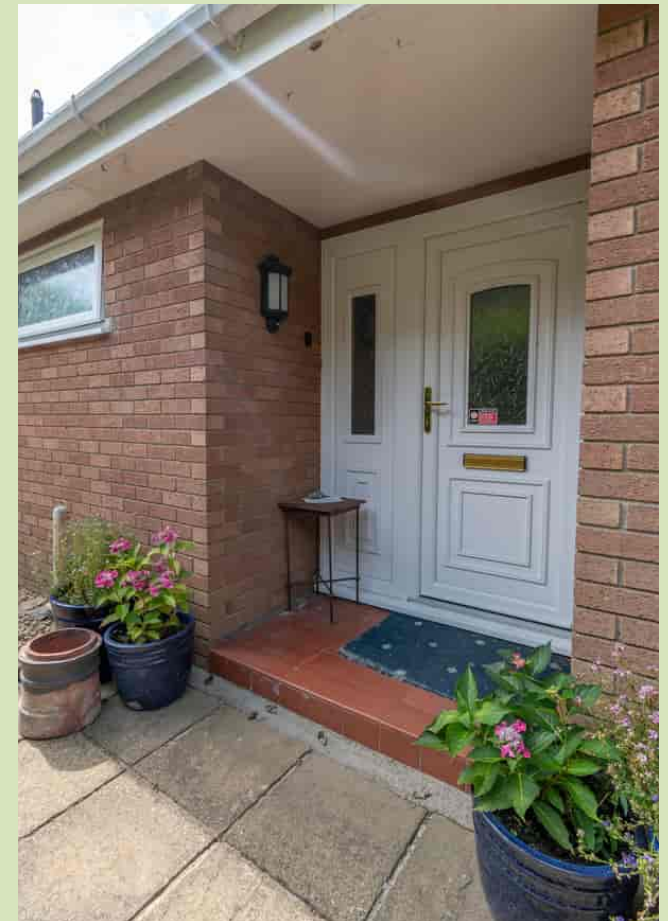




18 William Road, Fakenham
Guide Price £360,000

BELTON DUFFEY



18 WILLIAM ROAD, FAKENHAM, NORFOLK, NR21 8LT

A detached bungalow situated on the outskirts of town with spacious 3 bedroom accommodation, garden room, garage and good sized south facing gardens.

DESCRIPTION

Set in a sought after residential area on the outskirts of the market town of Fakenham, 18 William Road is a detached bungalow offering spacious and flexible accommodation, with attractive views over open farmland to the front. The property features a generously sized entrance hall, a well appointed kitchen/breakfast room opening into a bright garden/dining room, and a 21-foot sitting/dining room. There are also 3 bedrooms and a luxury bathroom.

The home has been thoughtfully updated by the current owner and benefits from gas-fired central heating and majority double glazed windows and doors throughout.

Outside, the bungalow is set back behind a lawned front lawn with driveway parking to the side, leading to an attached garage/workshop that includes a practical utility area. To the rear, the south facing garden has been attractively landscaped, featuring a large paved terrace with steps leading up to a good sized lawn.

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.

STORM PORCH

A covered storm porch leads from the side of the property with a partly glazed UPVC door, a fixed side window and outside light. Leading into:



ENTRANCE HALL

A spacious T-shaped entrance hall with room for freestanding furniture, coat hooks and shoe storage, etc. Built-in airing cupboard housing the hot water cylinder, further cupboard with a shelf and hanging rail for coats, radiator and loft hatch.

KITCHEN/BREAKFAST ROOM

4.54m x 3.63m (14' 11" x 11' 11")

A range of fitted Shaker style base and wall cupboards with laminate worktops and upstands incorporating a white ceramic one and a half bowl sink unit with mixer tap, small breakfast bar with space under for stools.

Integrated appliances including an oven, gas hob, fridge freezer and dishwasher. Ceramic floor tiles, recessed ceiling lights, 2 windows to the side and a glazed panel and door to:

GARDEN/DINING ROOM

4.34m x 3.48m (14' 3" x 11' 5")

Currently used as a second sitting room, a versatile light and airy triple aspect room with windows to the sides and sliding patio doors leading outside to the rear garden. Radiator, exposed brick wall, timber panelled ceiling.

SITTING/DINING ROOM

6.55m x 3.65m (21' 6" x 12' 0")

A large sitting/dining room with a feature stone fireplace with a stone hearth and timber mantel, 2 radiators. Double aspect with a window to the rear and sliding patio doors leading outside to the garden.

BEDROOM 1

4.27m x 3.66m (14' 0" x 12' 0")

Range of fitted wardrobe cupboards with mirrored doors, radiator, wall lights and a wide window to the front.

BEDROOM 2

3.65m x 3.04m (12' 0" x 10' 0")

Radiator and a window to the front.

BEDROOM 3

2.61m x 2.06m (8' 7" x 6' 9")

Radiator and a window to the side.



SHOWER ROOM

2.08m x 1.72m (6' 10" x 5' 8")

A luxury shower room comprising a shower cubicle with chrome mixer shower and glass screen, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled floor and metro tiled walls, chrome towel radiator, extractor fan and a high level window to the side with obscured glass.

OUTSIDE

18 William Road is set back from the cul de sac behind a lawned front garden bordered by a low brick wall with a paved pathway leading to the porch located at the side of the property. A concrete driveway provides parking in front of the garage/workshop with scope to create further parking to the side.

The paved pathway to the side continues to low gates opening onto an extensive paved terrace immediately behind the property and opening out from the garden/dining room and sitting room patio doors. Feature patio area with raised plant beds, aluminium greenhouse, space for bin storage, pedestrian door to the garage, outside lighting and tap.

Steps lead up to the main garden which is south facing and comprises a good sized lawn interspersed with specimen trees, mature boundaries, timber shed/workshop and a further timber store.

GARAGE/WORKSHOP/UTILITY

GARAGE/WORKSHOP AREA

5.64m x 4.76m (18' 6" x 15' 7") at widest points. Electric roller shutter door to the front, power and light, built-in cupboard, partly glazed pedestrian door and window to the rear. Door leading into:

UTILITY AREA

2.98m x 1.83m (9' 9" x 6') at widest points. Base cupboard incorporating a stainless steel sink unit, laminate worktop with spaces and plumbing under for a washing machine and tumble dryer. Gas-fired Worcester boiler, storage recess and a window to the rear.



DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road and after approximately 1 mile, take the left hand turning into William Road.

Continue to the end and turn left where you will see number 18 a little further up on the left-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.

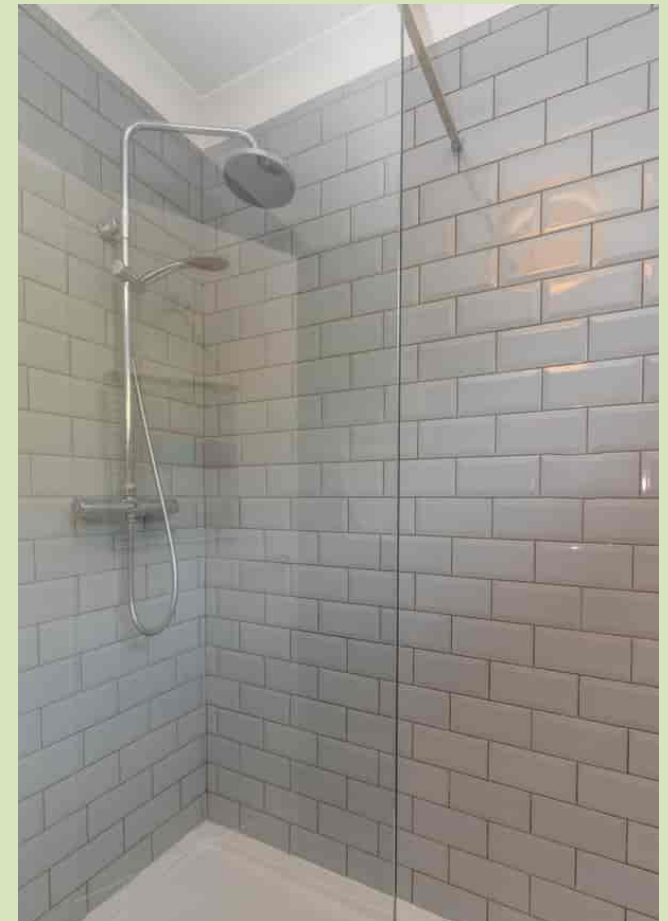
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

TENURE

This property is for sale Freehold.

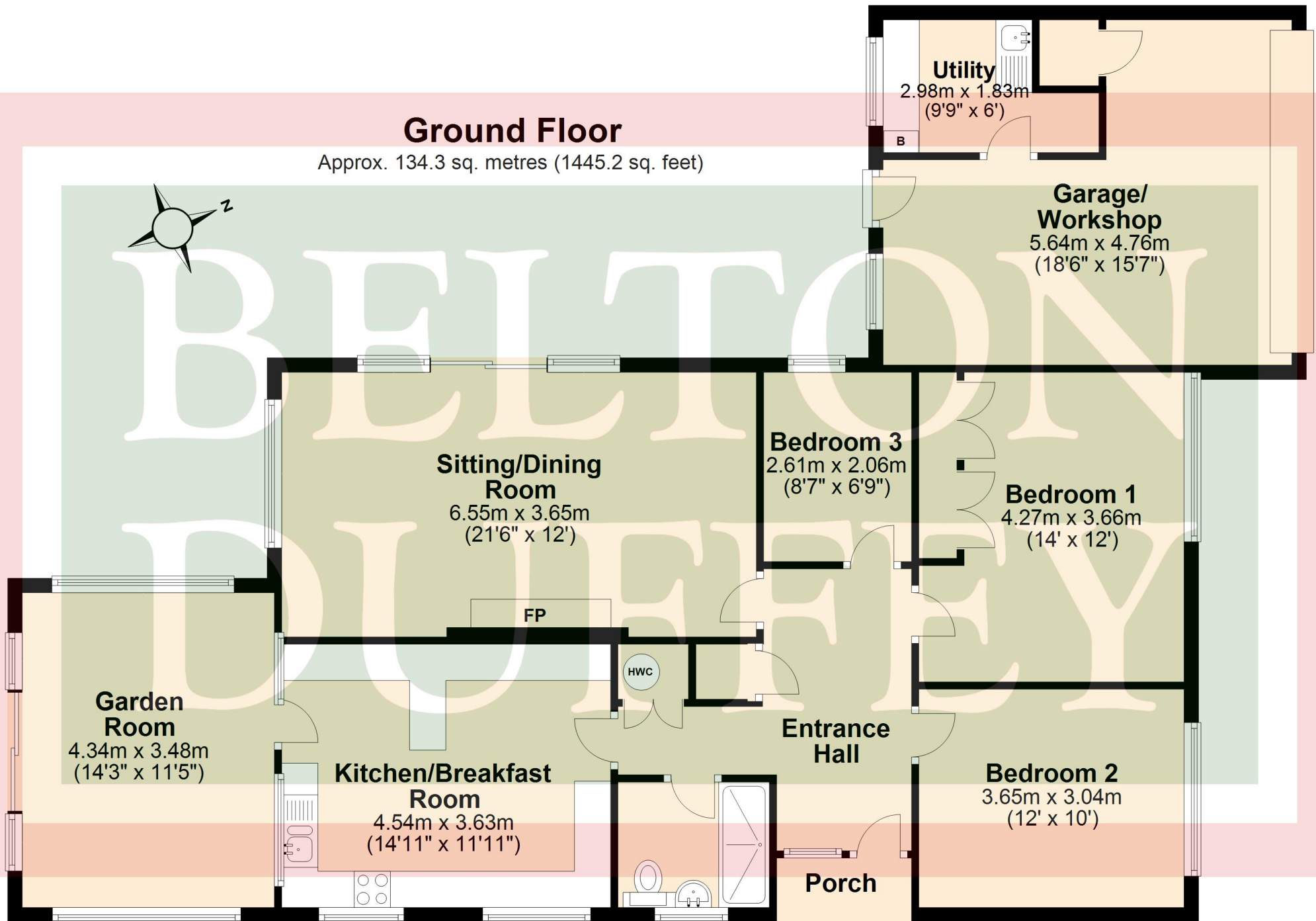
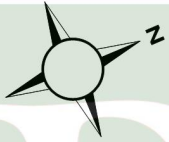
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 134.3 sq. metres (1445.2 sq. feet)



Total area: approx. 134.3 sq. metres (1445.2 sq. feet)



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