



53 Gwyn Crescent, Fakenham
Guide Price £300,000



53 Gwyn Crescent

Fakenham,

Norfolk, NR21 8NE



A very well presented and conveniently located modern detached 3 bed bungalow with garage and parking.

DESCRIPTION

This well-laid-out bungalow offers a spacious sitting room to the front and a generous sized kitchen that opens into a large conservatory, providing an ideal space for dining, relaxing, or entertaining. The property includes three bedrooms, with the main bedroom positioned to the front and two additional well-proportioned bedrooms accessed from the central hallway. A modern shower room is conveniently located, and the layout ensures a practical flow between living and sleeping areas.

ACCOMMODATION

This bungalow benefits from a spacious L-shaped entrance hall that provides a welcoming first impression and easy access to all rooms, creating a natural flow throughout the property. The layout has been thoughtfully designed to maximise both space and functionality, making it ideal for comfortable everyday living. It leads through to a bright and airy kitchen, which offers ample workspace and storage, and opens up into the conservatory. This is an ideal space that can be used as a dining area overlooking the garden, perfect for entertaining guests or enjoying relaxed family meals while taking in the natural light. The property offers three well-proportioned bedrooms and a modern shower room. In addition, there are two generous storage cupboards, ensuring plenty of practical storage space.



what3words: ///samples.hedgehog.digitally

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Outside, the property benefits from a neatly maintained rear garden, mainly laid to lawn with established borders and patio areas. An open summer house provides useful additional storage or a sheltered seating area, making it a versatile feature that can be enjoyed throughout the year. The fenced boundaries offer a good degree of privacy and security. In addition, a paved pathway leads from the front of the property to the rear garden, providing convenient access and enhancing the overall practicality of the outdoor space.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity, gas to radiator central heating. EPC Rating Band D.

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

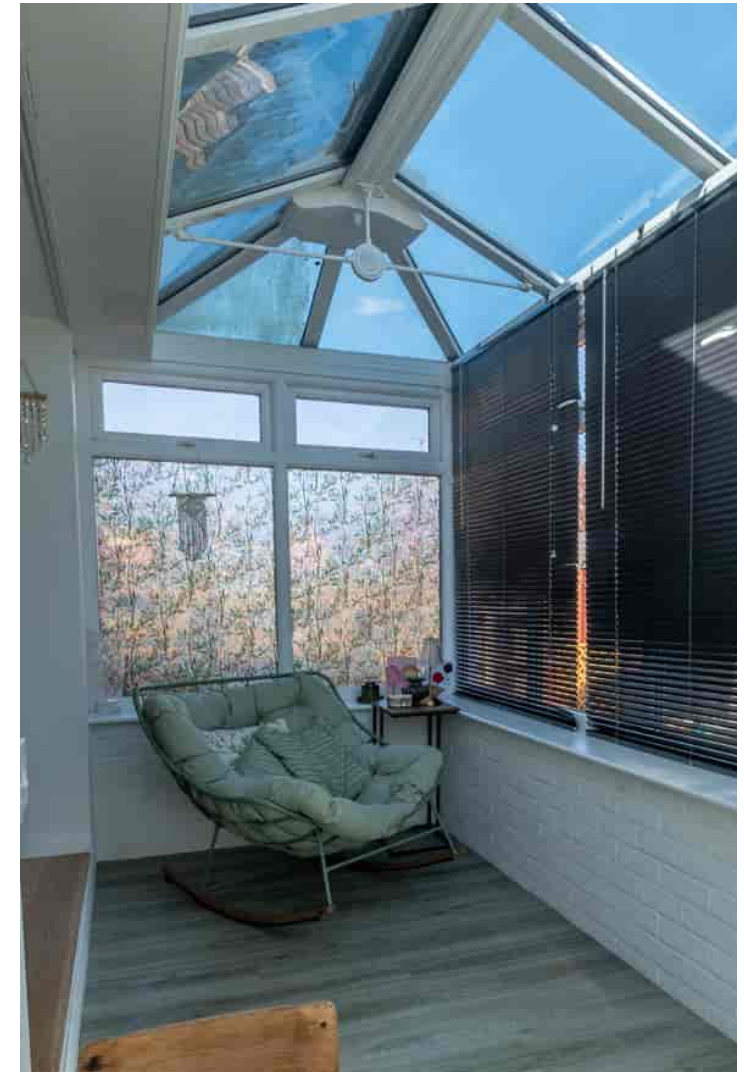
TENURE

This property is for sale Freehold.

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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.



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.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com