



147 North Park, Fakenham
Guide Price £199,950

BELTON DUFFEY



147 NORTH PARK, FAKENHAM, NORFOLK, NR21 9RJ

A semi detached bungalow with 2 bedroom accommodation, driveway parking and a south facing rear garden. No onward chain.

DESCRIPTION

147 North Park is a well positioned semi detached bungalow, tucked away at the end of a quiet cul-de-sac in the sought after North Park area of the market town of Fakenham. Its location is particularly appealing, being less than a miles walk from the town centre with its wide range of amenities, while still enjoying a peaceful residential setting.

The property is available with no onward chain but would benefit from a programme of light refurbishment, allowing a new owner the chance to update and personalise the accommodation to their own taste. Inside, the layout includes a useful side porch leading to the kitchen, an open plan sitting/dining room and 2 comfortable bedrooms and a bathroom. Additional advantages include UPVC double glazed windows and doors and gas-fired central heating to radiators.

Outside, the property provides driveway parking, a low maintenance gravelled garden at the front and a south facing lawned garden to the rear. 147 North Park presents an excellent opportunity for buyers seeking a conveniently located home with scope to add value, whether as a permanent home, retirement property or investment purchase.

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.



SIDE PORCH

2.20m x 0.86m (7' 3" x 2' 10") A partly glazed door leads from the walkway to the side of the bungalow into the side porch of UPVC double glazed construction on a low brick wall. Partly glazed UPVC door leading into:

KITCHEN

4.23m x 2.63m (13' 11" x 8' 8") A range of white fitted base and wall units with laminate worktops incorporating a stainless steel sink unit with pillar taps, tiled splashbacks. Spaces and plumbing for white goods, 2 radiators and double aspect windows to the front and side. Partly glazed UPVC door leading outside to the property's front garden, door leading into:

INNER HALLWAY

2.73m x 0.91m (8' 11" x 3' 0") Shelved airing cupboard housing the Vaillant gas-fired boiler, loft hatch and doors to all rooms.

SITTING/DINING ROOM

5.16m x 3.16m (16' 11" x 10' 4") Radiator and a wide window to the front.

BEDROOM 1

4.12m x 3.16m (13' 6" x 10' 4") Radiator and a window overlooking the rear garden.

BEDROOM 2

3.02m x 2.63m (9' 11" x 8' 8") Radiator and a window overlooking the rear garden.

BATHROOM

1.92m x 1.68m (6' 4" x 5' 6") A white suite comprising a bath, pedestal wash basin and WC. Tiled splashbacks, radiator and a high level window to the side with obscured glass.

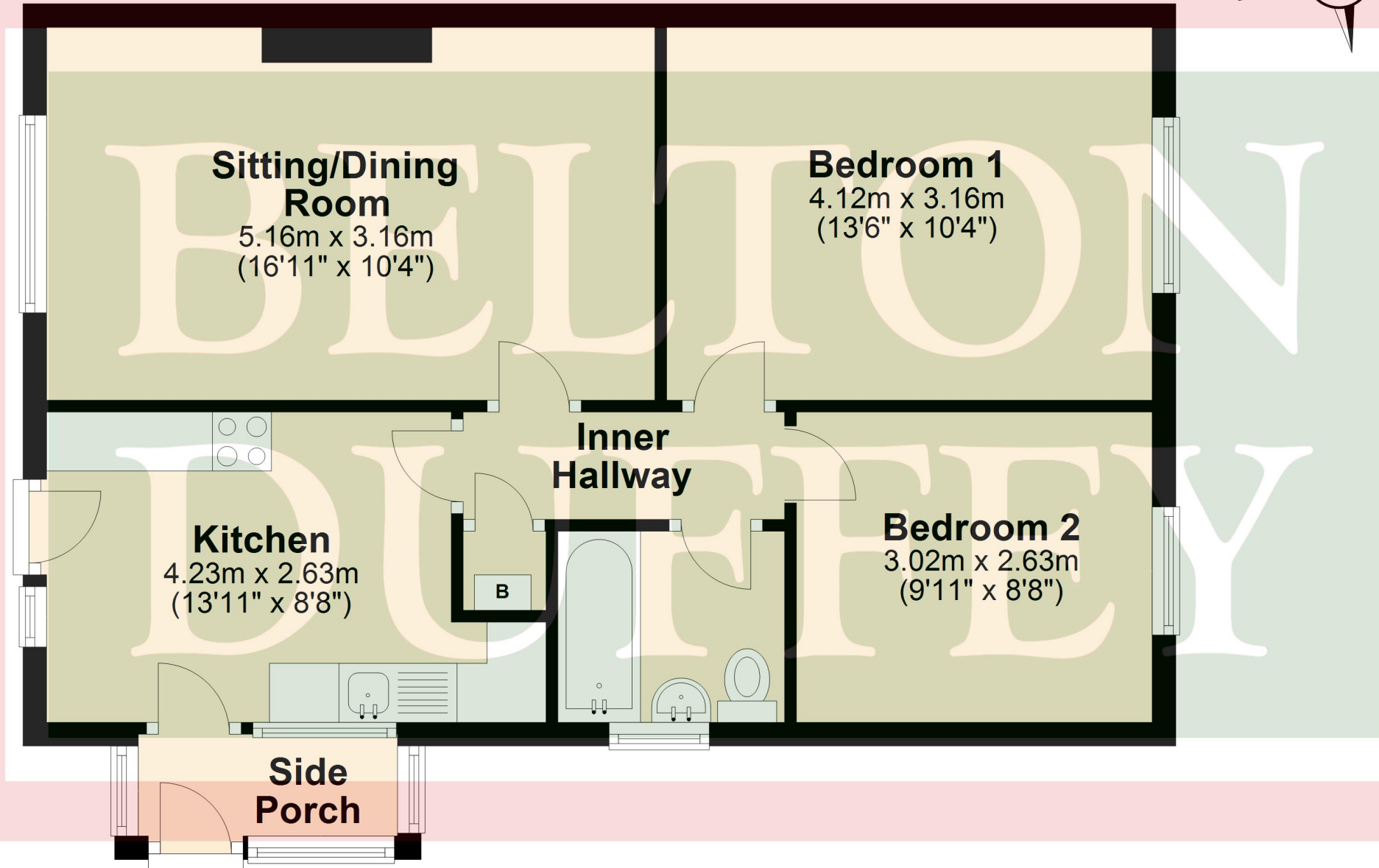
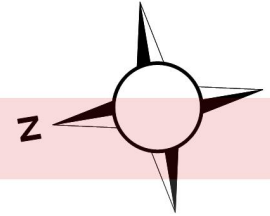
OUTSIDE

Number 147 is set back from the cul de sac behind a low maintenance stone chipped front garden interspersed with low shrubs and plants. A concrete driveway to the side provides a parking space with a step up to the front door to the kitchen. A metal pedestrian gate to the side of the bungalow opens onto a concrete walkway and the side entrance porch.

The rear garden beyond is south facing and comprises a paved terrace with a lawn beyond, perimeter borders, timber shed, small greenhouse and fenced boundaries.

Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)

DIRECTIONS

Proceed out of Fakenham town centre on Queens Road and, at the staggered crossroads, proceed straight over into Claypit Lane. Continue along this road and take the fourth left hand turning into North Park. Continue to the T junction, turn left and take the second left hand turning where you will see number 147 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 TBC.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

