



The Nook, Fakenham
Offers in Excess of £300,000



The Nook

115 North Park, Fakenham, Norfolk,
NR21 9RJ



A beautifully refurbished semi detached bungalow offering impressive open-plan living, 3 bedrooms and 2 bathrooms, driveway parking, garage and garden. No chain.

DESCRIPTION

Offered for sale with no onward chain, The Nook is a rare opportunity to purchase a beautifully refurbished semi detached bungalow situated at the end of a cul de sac in the popular North Park area of Fakenham and within walking distance of the town centre. The property has been transformed to now provide spacious accommodation including an impressive open plan kitchen/dining/living room, 3 bedrooms, with the principal also having an en suite shower room, and a bathroom. Further benefits include UPVC double glazing, new floor coverings throughout, oak veneer internal doors, air source underfloor heating with solar panels installed. It is also worth noting that the property has recently been rendered and the finish will be painted in the buyer's choice of colour.

Outside, there is driveway parking for several vehicles with an electric car charging point, detached garage and an attractive low maintenance south facing garden to the rear.

ACCOMMODATION

The Nook is accessed via the driveway at the front of the property, leading into a welcoming entrance hall with a utility cupboard providing space and plumbing for a washing machine. A glazed door opens into an impressive, light-filled open-plan kitchen, dining and living space, enhanced by windows to three aspects and two sets of French doors opening onto the rear garden.

The well appointed fitted kitchen features integrated appliances and flows seamlessly into the dining area, with a comfortable living space beyond. The accommodation is completed by three bedrooms, including a principal bedroom with en suite shower room, as well as a family bathroom.



what3words: ///blitz.retail.entrusted

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

OUTSIDE

The Nook is approached via timber five bar gates set back from the cul-de-sac, opening onto a brickweave driveway that provides parking for two to three vehicles and includes an electric car charging point. The driveway leads to both the garage and the front entrance door.

A covered walkway gives access to the south facing rear garden which has been laid out for ease of maintenance. An expansive brickweave and Indian sandstone terrace extends from two sets of French doors with an artificial lawn beyond. The garden also features a raised decked terrace, an attractive magnolia tree and a raised shrub bed, all enclosed by tall fenced boundaries. Additional benefits include outside lighting and a screened area ideal for refuse bin storage etc.

GARAGE

Electric remote control roller shutter door to the front, power and light, window to the side and a pedestrian door to the rear garden.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity with solar panels installed. Air source underfloor heating. 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.

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NR21 9RJ







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.

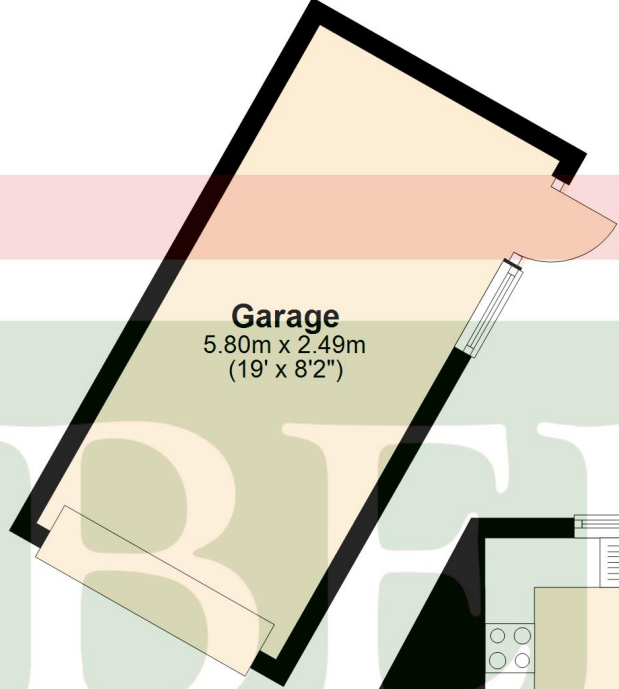
Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, 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.









Ground Floor
Approx. 89.3 sq. metres (960.9 sq. feet)

Entrance Hall Utility

Bedroom 3
2.83m x 2.46m
(9'3" x 8'1")

Kitchen/Dining Living Room
11.79m x 6.18m
(38'8" x 20'3")

Bedroom 1
3.83m x 3.27m
(12'7" x 10'9")

Bedroom 2
3.27m x 3.25m
(10'9" x 10'8")

Total area: approx. 89.3 sq. metres (960.9 sq. feet)



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.

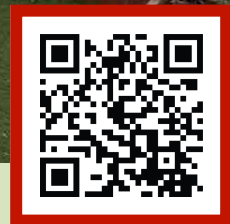




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