



**27 Hall Close, Fakenham**  
**£1,100 per calendar month**

**BELTON DUFFEY**





# 27 HALL CLOSE, FAKENHAM, NORFOLK, NR21 8HG

A modern mid terrace house with 3 bedroom accommodation and an attractive rear garden situated on a cul de sac within walking distance of the town centre.

## DESCRIPTION

27 Hall Close is a modern mid terrace house situated on a cul-de-sac within walking distance of the town centre at Fakenham. The accommodation comprises an entrance hall, cloakroom, spacious L-shaped sitting/dining room, kitchen, first floor landing, 3 bedrooms and a bathroom. The property also has the benefit of UPVC double glazed windows and doors and gas-fired central heating.

Outside, there is a low maintenance gravelled front garden, outside store and an attractive garden to the rear

## SITUATION

Fakenham is often referred to as the "gateway" to North Norfolk. On the banks of the River Wensum and nestling between the historic city of Norwich and the medieval port of King's Lynn, Fakenham is also only a short drive to the beautiful North Norfolk coastline some 11 miles away.

Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly market. People come from far and wide on market and race days transforming the central marketplace. Fakenham boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

## ENTRANCE HALLWAY

A partly glazed UPVC door leads from the front of the property into the entrance hall with staircase to first floor landing with storage space under, radiator, coat hooks, ceramic tiled floor and smoke detector.

## CLOAKROOM

Wash basin with tiled splashback, WC, ceramic tiled floor and recessed ceiling light.

## KITCHEN

3.65m x 2.26m (12' x 7' 5")

A range of cream base and wall units with laminate worktops incorporating a stainless steel sink with chrome mixer tap, tiled splashbacks. Breakfast bar, oven, ceramic hob with curved glass extractor hood over, space and plumbing for a washing machine, fridge freezer space, gas-fired combi boiler. Ceramic tiled floor, UPVC window overlooking the rear garden and a partly glazed UPVC door leading outside.

## SITTING ROOM

5.98m x 3.41m (19' 7" x 11' 2")

Spacious L-shaped sitting/dining room with double aspect UPVC windows to the front and rear, 2 radiators, TV point, fitted carpet.

## FIRST FLOOR LANDING

Shelved airing cupboard, loft hatch and radiator on the half landing, fitted carpet.





## **BEDROOM 1**

3.42m x 3.33m (11' 3" x 10' 11")

Radiator, TV point and a UPVC window overlooking the garden, fitted carpet.

## **BEDROOM 2**

3.41m x 2.59m (11' 2" x 8' 6")

Radiator and a UPVC window to the front, fitted carpet.

## **BEDROOM 3**

2.96m x 2.31m (9' 9" x 7' 7")

Radiator and a UPVC window overlooking the rear garden, fitted carpet.

## **BATHROOM**

2.92m x 1.70m (9' 7" x 5' 7")

Suite comprising a shower cubicle, bath with traditional chrome shower mixer tap, wash basin, WC. Wall tiling, chrome towel radiator, vinyl flooring, recessed ceiling lights and 2 UPVC windows to the front.

## **OUTSIDE**

27 Hall Close is set back from the road behind a low maintenance gravelled front garden with a concrete pathway leading to the entrance door with a storm porch over and adjacent store. Gravelled area to the front of the property but the kerb has not been dropped. The rear garden comprises an extensive paved seating area surrounding a small lawn with shale borders and outside tap. Steps at the end of the garden lead up to a raised timber decked area with space for table and chairs and barbecue etc. Fenced boundaries, garden shed and a gate to the rear leading to passageway.

## **ADDITIONAL INFORMATION**

1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -

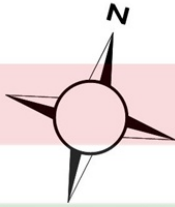
[right-to-rent service.gov](https://right-to-rent.service.gov.uk)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).

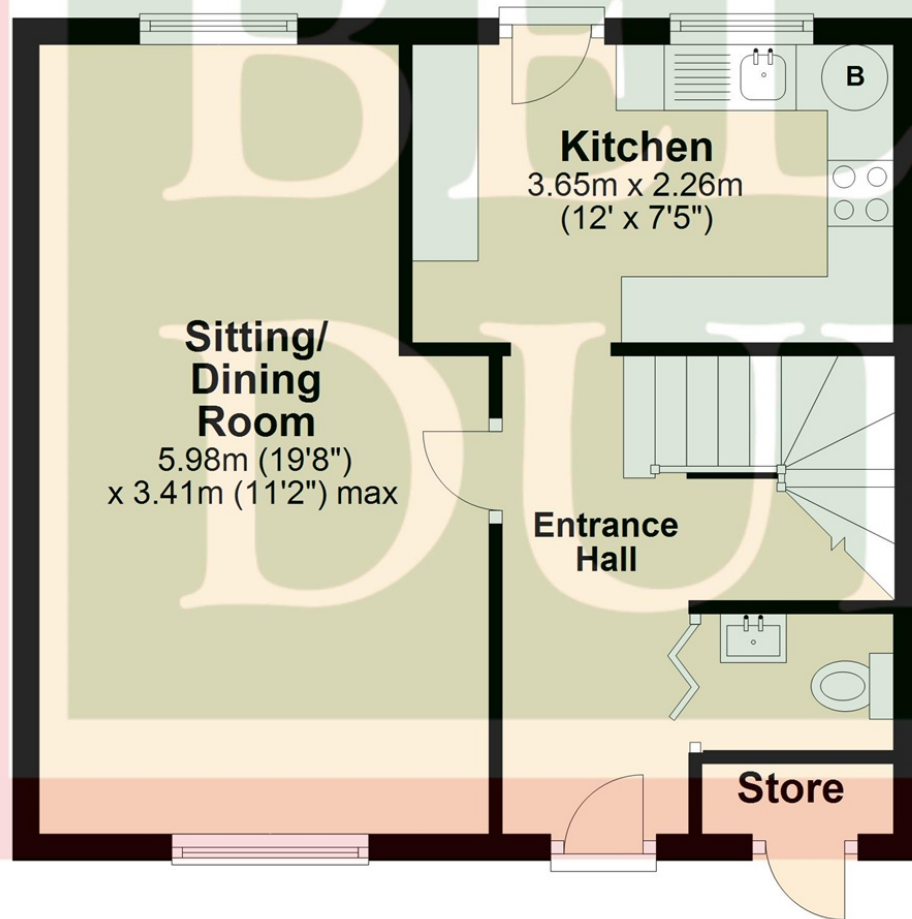
5) To be let furnished or unfurnished.

6) Sorry no pets.



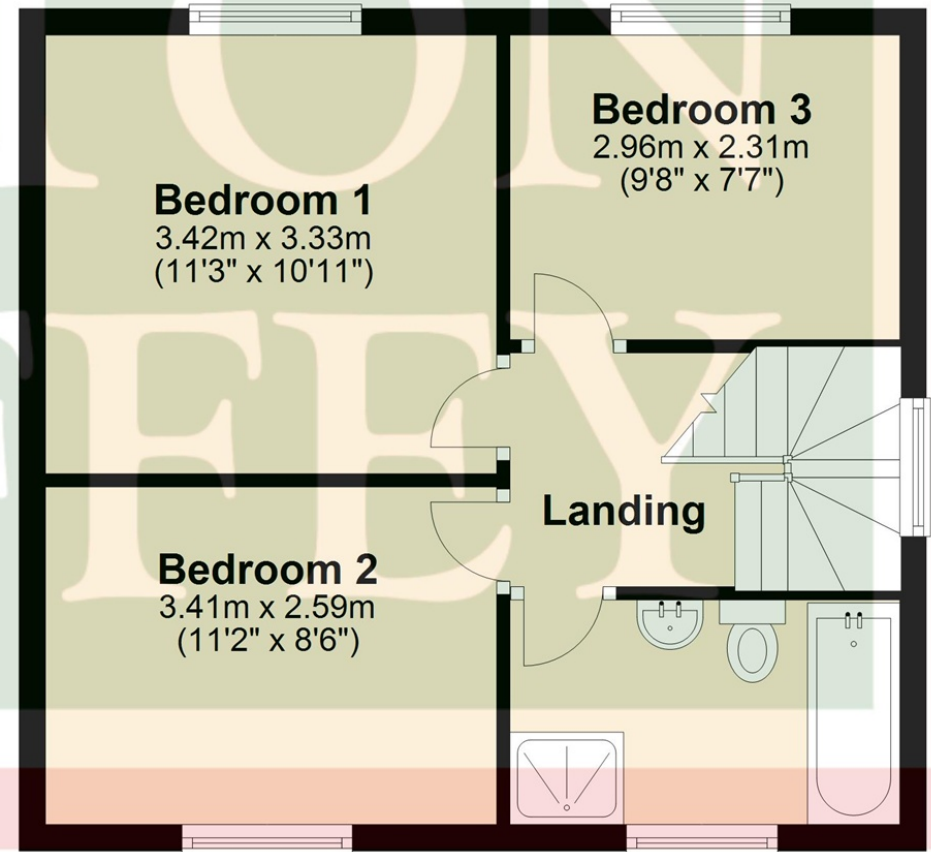
## Ground Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 sq. feet)



## **DIRECTIONS**

Leave Fakenham on the Norwich Road and after a short distance turn right onto Baron's Hall Lane. Turn right towards the end onto Hall Close where you will see the property a little further up on the right-hand side.

## **OTHER INFORMATION**

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

Council Tax Band B.

Gas-fired central heating to radiators.

EPC Rating Band D.

## **VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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