



5 Mallard Close, Fakenham
Guide Price £370,000

BELTON DUFFEY

5 MALLARD CLOSE, FAKENHAM, NORFOLK, NR21 8PU

A modern detached bungalow situated in a tucked away location with well presented 3 bedroom, 2 bathroom accommodation, conservatory and double garage. No chain.

DESCRIPTION

5 Mallard Close is a modern detached bungalow situated in a tucked away location at the end of a cul de sac just a mile from the centre of the market town of Fakenham. The property has driveway parking for 2 cars with a double garage and an attractively landscaped rear garden. Further benefits include gas-fired central heating and UPVC double glazed windows and doors throughout.

The living accommodation is spacious and well presented comprising an entrance hall, kitchen with a separate utility, dining room, sitting room and a conservatory which overlooks the front and rear gardens. There are also 3 bedrooms, 1 with an en suite shower room, and a bathroom.

5 Mallard Close is being offered for sale with no onward chain.



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.

ENTRANCE HALL

A stone pathway across the gravelled front garden leads to the partly glazed UPVC entrance door into the property's entrance hall. Recessed ceiling lighting, loft access and doors to 2 shelved storage cupboards, one housing the water cylinder.

KITCHEN

4.76m x 2.62m (15' 7" x 8' 7")

A range of wall and base units including glass fronted cupboard and open fronted unit suitable for wine storage. Integrated appliances include double electric oven and gas hob with pullout extractor hood above, space for a free standing fridge/freezer, double stainless steel sink with mixer tap over. Recessed ceiling lighting, tiled splashbacks, tiled floor, radiator and window overlooking the rear garden.

UTILITY ROOM

1.98m x 1.7m (6' 6" x 5' 7")

Base unit with laminate counter top, tiled splashbacks, tiled floor, plumbing for a washing machine, wall mounted gas fired central heating boiler. Window and UPVC door to the rear garden.

DINING ROOM

2.98m x 2.81m (9' 9" x 9' 3")

Radiator, multi glazed door to sitting room and UPVC French doors into:

CONSERVATORY

3.36m x 2.44m (11' 0" x 8' 0")

UPVC double glazed construction on a low brick wall with glass roof, radiator and doors to both rear and courtyard gardens.

SITTING ROOM

4.83m x 3.63m (15' 10" x 11' 11")

A good sized sitting room with a bay window top the front, radiator and wall lights.



BEDROOM 1

3.63m x 3.27m (11' 11" x 10' 9")

Radiator, window to the front, extensive range of built in wardrobes and a door leading into:

EN SUITE SHOWER ROOM

1.6m x 1.57m (5' 3" x 5' 2")

Wet room style shower with fully tiled walls, white suite comprising pedestal wash basin and WC, electric shower with shower curtain, heated towel rail and window to the front with obscured glass.

BEDROOM 2

3.32m x 3.27m (10' 11" x 10' 9")

Built in wardrobes, radiator and window to the side.

BEDROOM 3

3.27m x 2.98m (10' 9" x 9' 9")

Radiator and window to the rear.

BATHROOM

1.95m x 1.9m (6' 5" x 6' 3")

A white suite comprising pedestal wash basin, WC and panelled bath with mixer tap and shower attachment. Radiator, extractor, predominantly tiled walls and window to the rear with obscured glass.

OUTSIDE

The property is approached off Mallard Close across a brickweave driveway shared with 1 other property. The front garden is gravelled with easy maintenance planting leading round to the side where the double garage is located with off street parking for a further 2 cars. Also to the front of the property is a timber gate leading into a paved courtyard enclosed by timber fence panelling.

The rear garden has a good sized paved terrace with gravelled areas leading onto the lawn bordered by a low brick wall of flowering and shrub borders. The garden is fully enclosed by fence panelling offering a degree of privacy.

DOUBLE GARAGE

5.29m x 5.17m (17' 4" x 17' 0")

2 up and over doors to the front, power and light and a pedestrian door to the rear garden.

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east for approximately 1/2 mile and turn right onto Valley Way. Continue for approximately 1/3 mile and take the turning on the left onto Mallard Close, bearing left at the fork where you will see number 5 towards the end of the cul de sac on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

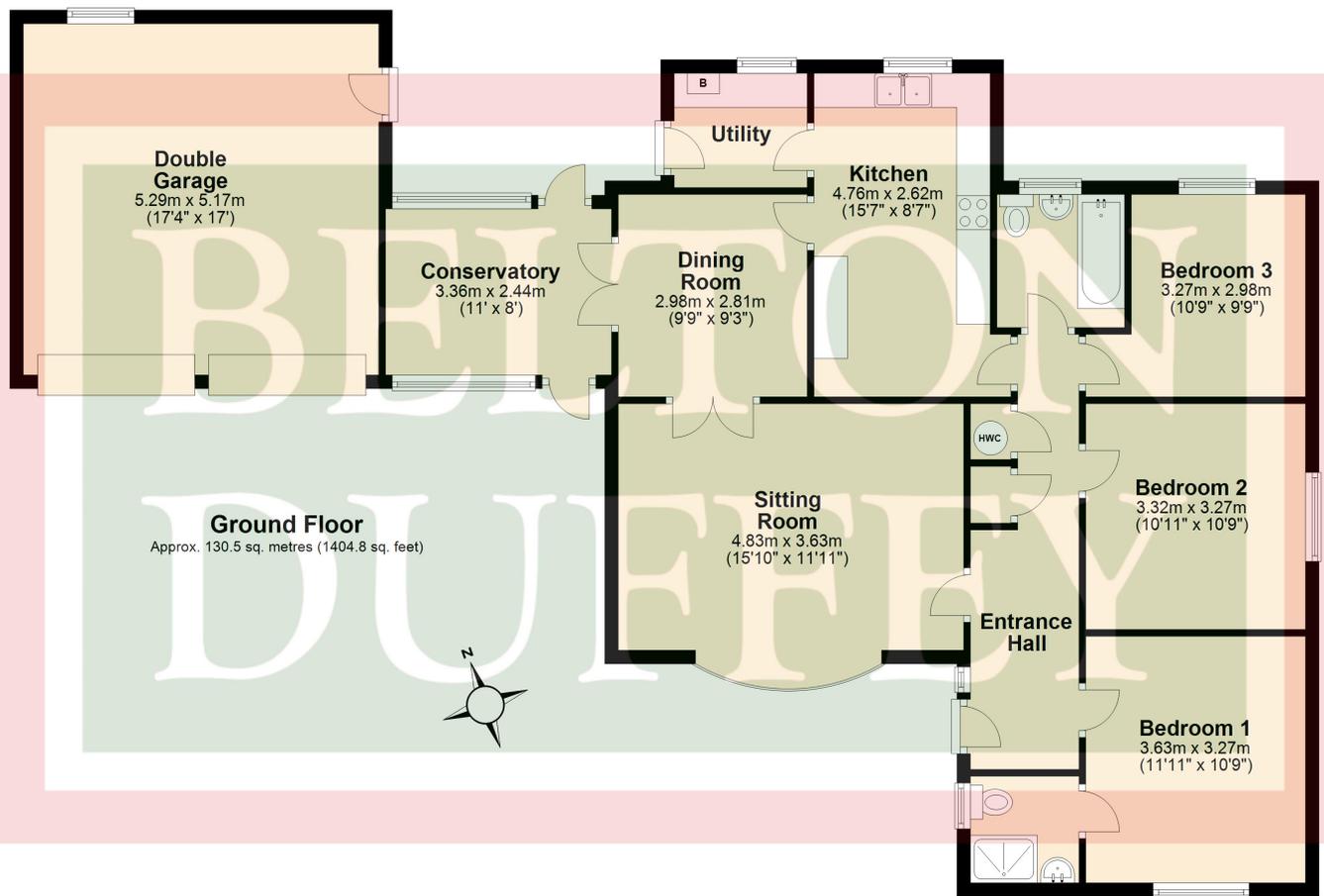
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 130.5 sq. metres (1404.8 sq. feet)





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