



8 Searle Close, Fakenham
Guide Price £230,000

BELTON DUFFEY

8 SEARLE CLOSE, FAKENHAM, NORFOLK, NR21 8NA

A detached bungalow with spacious 2 bedroom accommodation, now requiring some refurbishment, with parking, garage and south facing garden. No chain.

DESCRIPTION

8 Searle Close is a modern detached bungalow situated towards the end of a popular cul-de-sac on the outskirts of the market town of Fakenham. The property would now benefit some refurbishment with accommodation comprising a porch to the front which leads to an L-shaped entrance hall, kitchen/breakfast room with a garden room off, and a sitting/dining room. There are also 2 double bedrooms and a bathroom. Further benefits include majority UPVC double glazed windows and doors and gas-fired central heating.

Outside the property has an extensive gravelled driveway to the front with a garage and store and a lawned south facing garden.

8 Searle 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.

PORCH

2.78m x 1.81m (9' 1" x 5' 11")

A partly glazed composite door leads from the front of the property into the porch of double glazed UPVC construction. Polycarbonate roof, space for coat hooks and shoe storage etc, partly glazed timber door with a glazed panel to the side leading into:

ENTRANCE HALL

L-shaped entrance hall with radiator and a hatch with a drop down ladder to the loft space, where the gas-fired boiler is located. Doors to the principal rooms.

KITCHEN/BREAKFAST ROOM

3.71m x 3.10m (12' 2" x 10' 2") at widest points.

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with gas connection, space and plumbing for a washing machine, space for a freestanding fridge freezer, extractor fan. 2 built-in storage cupboards (1 housing a water softener), radiator, room for a small breakfast table and chairs. Wide window overlooking the rear garden and a partly glazed composite door leading into:

GARDEN ROOM

6.97m x 1.24m (22' 10" x 4' 1")

Double glazed UPVC construction with power and light, windows overlooking the garden and doors leading outside to the front and rear of the bungalow.

SITTING/DINING ROOM

4.58m x 3.65m (15' 0" x 12' 0")

Radiator and a window to the front.



BEDROOM 1

3.65m x 2.95m (12' 0" x 9' 8")

Radiator and a window to the front.

BEDROOM 2

3.10m x 2.95m (10' 2" x 9' 8")

Radiator and a window overlooking the rear garden.

BATHROOM

2.12m x 1.68m (6' 11" x 5' 6")

A white suite comprising a panelled bath with an electric shower over, pedestal wash basin, WC. Radiator, tiled splashbacks, extractor fan and a window to the rear with obscured glass.

OUTSIDE

8 Searle Close is set back from the cul de sac behind an extensive gravelled driveway providing parking and leading to the garage. Mature shrubs, screened area for refuse bin storage and doors to the porch and garden room.

The rear garden is south facing and comprises a lawn with a paved terrace and walkways, fenced, hedged and walled boundaries, timber garden shed.

GARAGE

5.23m x 2.64m (17' 2" x 8' 8")

Up and over door to the front, power and light and a pedestrian door to the rear leading into:

STORE

2.31m x 1.60m (7' 7" x 5' 3")

Useful attached store of double glazed UPVC construction, polycarbonate roof and a door leading outside to the rear garden.

DIRECTIONS

Proceed out of Fakenham heading east on the Norwich Road, passing the police station on the right. Continue along this road up the hill and take the left-hand turning into Smiths Lane. Continue down this lane and turn right into Gwyn Crescent. Take the fourth turning on the left into Searle Close and you will see number 8 towards the end of the cul-de-sac on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

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 C.

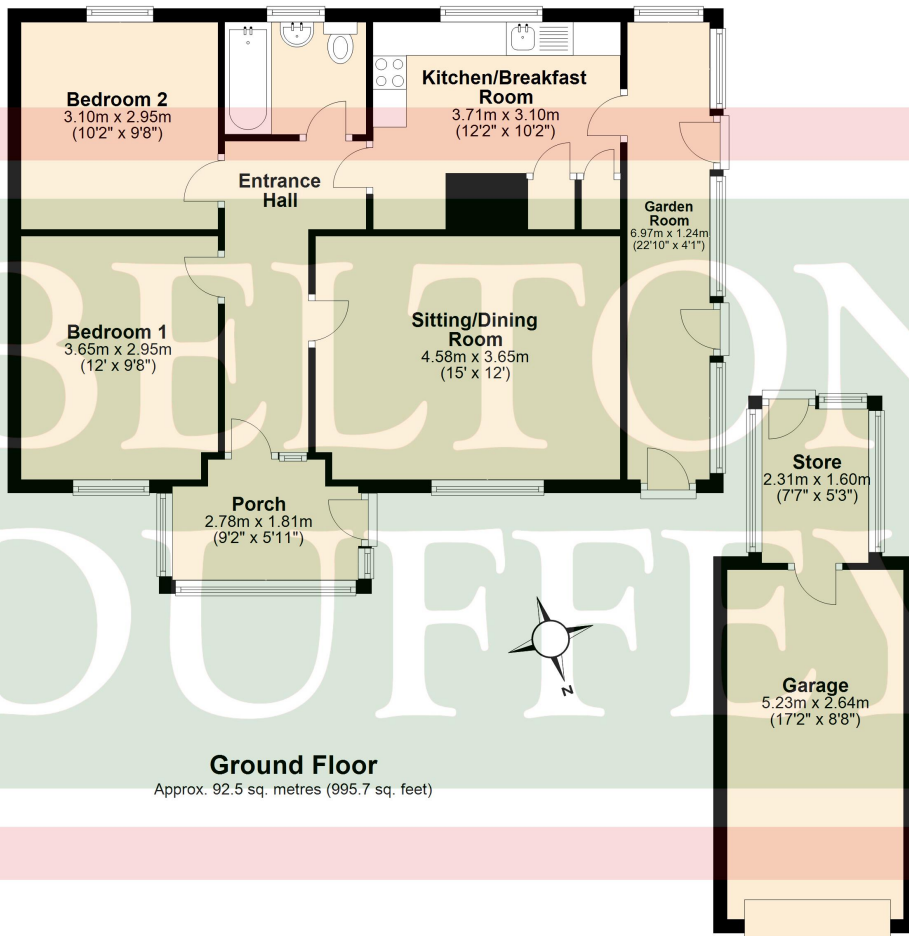
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 92.5 sq. metres (995.7 sq. feet)





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