



31 Salmons Way, Fakenham
Guide Price £325,000

BELTON DUFFEY

31 SALMONS WAY, FAKENHAM, NORFOLK, NR21 8NG

A modern detached 3 bedroom, 2 bathroom family house with driveway parking, garage and garden, situated on a popular cul de sac.

DESCRIPTION

31 Salmons Way was built in 2018 by highly regarded developers Necton Management Limited. This detached 3 bed family home is located towards the end of a popular cul de sac within easy reach of shops and schools and the centre of Fakenham - a thriving market town, 20 minutes' drive from the north Norfolk coast at Wells-next-the-Sea.

The property has well presented accommodation comprising an entrance hall, cloakroom, kitchen/dining room and sitting room with a galleried landing upstairs leading to an en suite principal bedroom, 2 further bedrooms and a family bathroom. Further benefits include gas-fired central heating, UPVC double glazed windows and doors throughout and the reassurance of the remainder of its 10 year NHBC Buildmark Warranty.

Outside, there is a brick block and gravelled driveway providing parking, an attached garage and a low maintenance south easterly facing fenced garden to the rear.



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

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into:

ENTRANCE HALL

3.86m x 2.04m (12' 8" x 6' 8")

Staircase leading up to the first floor landing, built-in storage cupboard, laminate flooring and radiator. Doors to the kitchen/dining room, sitting room and cloakroom.

CLOAKROOM

2.04m x 0.88m (6' 8" x 2' 11")

Vanity storage unit incorporating a wash basin with tiled splashback, WC. Vinyl flooring, radiator and a window to the front with obscured glass.

KITCHEN/DINING ROOM

7.63m x 2.63m (25' 0" x 8' 8")

Range of gloss white base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, spaces and plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer.

Vinyl flooring, radiator, recessed ceiling lights, double aspect windows to the front and rear and a partly glazed door with obscured glass leading outside to the side of the property. Door leading into:

SITTING ROOM

4.84m x 3.63m (15' 11" x 11' 11")

Laminate flooring, radiator and French doors leading outside to the rear garden.



FIRST FLOOR LANDING

3.50m x 2.05m (11' 6" x 6' 9")

Galleried landing with a built-in shelved airing cupboard, radiator, loft hatch and a window to the front. Doors to the 3 bedrooms and family bathroom.

BEDROOM 1

4.05m x 2.79m (13' 3" x 9' 2")

Radiator, window overlooking the rear garden and a door leading into:

EN SUITE SHOWER ROOM

2.55m x 1.04m (8' 4" x 3' 5")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, white towel radiator, recessed ceiling lights, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.54m x 2.79m (11' 7" x 9' 2")

Radiator and a window overlooking the rear garden.

BEDROOM 3

2.98m x 1.79m (9' 9" x 5' 10")

Radiator and a window to the front.

FAMILY BATHROOM

2.17m x 1.90m (7' 1" x 6' 3")

A white suite comprising a panelled bath with a shower mixer tap, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, white towel radiator, recessed ceiling lights, extractor fan and a window to the front with obscured glass.

OUTSIDE

31 Salmons Way is set back from the cul de sac behind gravelled frontage planted with grasses to the borders and bounded by a post and chain fence. A brickweave driveway to the side provides further parking and leads to the attached garage, outside lighting. A tall pedestrian gate leads to the side of the property where there is space for refuse bin storage etc and access to the kitchen/dining room door. The rear garden beyond is south easterly facing and comprises a brickweave terrace and pathways with a lawn, fenced boundaries and outside lighting.

GARAGE

5.20m x 2.62m (17' 1" x 8' 7")

Up and over door to the front, gas-fired boiler and a door leading to the rear garden.

DIRECTIONS

Proceed out of Fakenham town centre heading east on the Norwich Road for approximately 3/4 mile and turn left into Smiths Lane. Take the first right-hand turning onto Gwyn Crescent and right again onto Salmons Way bearing right at the fork. Continue almost to the end of the cul de sac where you will see number 31 further up on the left-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 B.

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

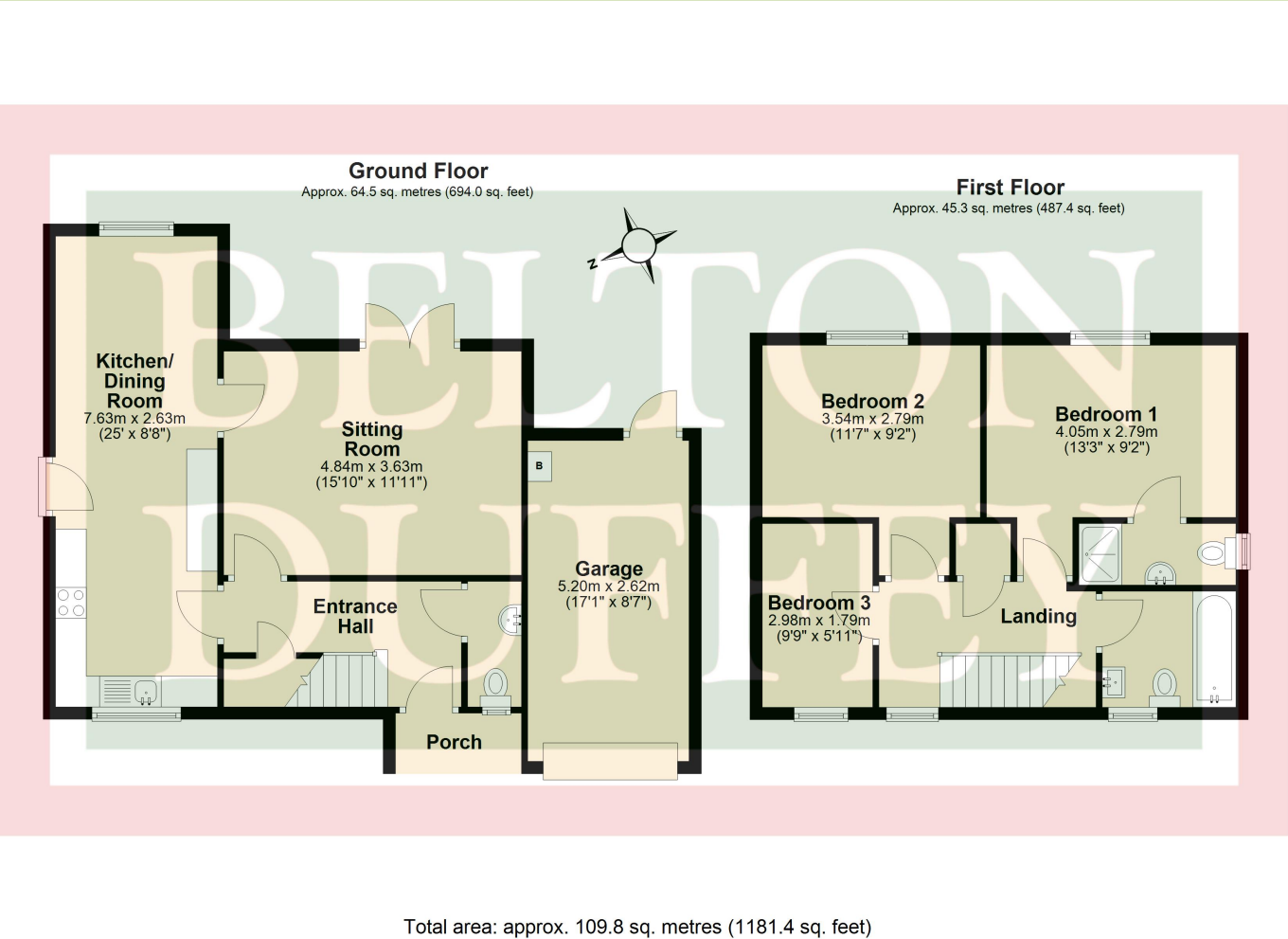
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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