



**5 Lawrence Close, Fakenham**  
**Guide Price £250,000**

**BELTON DUFFEY**







## 5 LAWRENCE CLOSE, FAKENHAM, NORFOLK, NR21 9RA

A link-detached bungalow with spacious 2 bedroom accommodation, driveway parking, garage/store and delightful gardens, situated at the end of a cul de sac. No chain.

### DESCRIPTION

5 Lawrence Close is a characterful garage link-detached bungalow situated at the end of a popular cul de sac and less than a mile's walk from the centre of the market town of Fakenham. The property has well proportioned living accommodation comprising a porch, entrance hall and kitchen with a good sized L-shaped sitting/dining room with an area suitable for a home office. There are also 2 bedrooms and a bathroom. Further benefits include majority timber double glazed windows and doors, cottage style internal doors, several built-in storage cupboards and gas-fired central heating to radiators.

Outside, there is extensive driveway parking for several vehicles with an attached garage/store. The property stands in the middle of its beautifully landscaped cottage gardens that wrap around the property to 3 sides, with the main garden to the rear being west facing.

5 Lawrence 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**

1.83m x 0.82m (6' 0" x 2' 8")

Timber French doors lead from the driveway to the side of the property into the porch with space for coat hooks and shoe storage etc. Quarry tiled floor and a partly glazed pine door leading into:

## **ENTRANCE HALL**

L-shaped entrance hall with a built-in storage cupboard, radiator, loft hatch, high level display shelf and doors to all rooms.

## **KITCHEN**

4.62m x 2.90m (15' 2" x 9' 6") at widest points.

A range of base and wall units with laminate worktops incorporating a stainless steel sink with mixer tap, tiled splashbacks. Electric oven, fridge freezer and washing machine (the white goods are included in the sale), recess housing the gas-fired boiler.

Built-in shelved airing cupboard housing the hot water cylinder, window and a partly glazed timber door leading outside to the side of the property. Partly glazed pine door leading into:

## **SITTING/DINING ROOM**

6.40m x 5.25m (21' 0" x 17' 3") at widest points.

Spacious L-shaped sitting/dining room with a feature boarded up fireplace with a quarry tiled hearth and pine surround, ample room for sofas and a large dining table and chairs etc with an area suitable for a home office. 2 radiators and 2 windows to the front of the property.

## **BEDROOM 1**

3.80m x 3.02m (12' 6" x 9' 11") at widest points.

Built-in wardrobe cupboard, radiator and a window overlooking the rear garden.

## **BEDROOM 2**

3.28m x 2.49m (10' 9" x 8' 2")

Radiator and a window overlooking the rear garden.







## **BATHROOM**

2.54m x 1.92m (8' 4" x 6' 4") at widest points.

A white suite comprising a panelled bath, pedestal wash basin and WC. Tiled splashbacks, radiator and a window to the side with obscured glass.

## **OUTSIDE**

5 Lawrence Close is situated at the end of the cul de sac and is approached over a concrete driveway providing parking and leading to the attached garage and entrance porch. There is a further gravelled parking space and a picket gate opening onto the property's front and side gardens with raised gravelled plant beds, covered bench seating area, concrete walkways and access to the kitchen door to the side.

The rear garden beyond is west facing has been beautifully landscaped with an extensive crazy paved terrace and gravelled pathways which meander through well stocked attractively planted plant and flower beds. 2 small timber sheds, fenced boundaries and a further kitchen garden area bounded by a picket fence with raised sleeper vegetable and fruit beds and a greenhouse.

## **GARAGE/STORE**

6.05m x 2.76m (19' 10" x 9' 1")

Partly glazed timber double doors lead from the driveway into the garage/store with power and light, vehicle inspection pit, window to the rear and a timber door leading to the property's rear garden.

## **DIRECTIONS**

Leave Fakenham town centre heading north on the Wells Road to the mini roundabout and turn left. Take the next right onto Field Lane and the second left into Fisher Road.

Turn left again into Lawrence Close where you will see number 5 at the end of the cul de sac 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, boarded up fireplace in the sitting room. EPC Rating Band D.

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

## **TENURE**

This property is for sale Freehold.

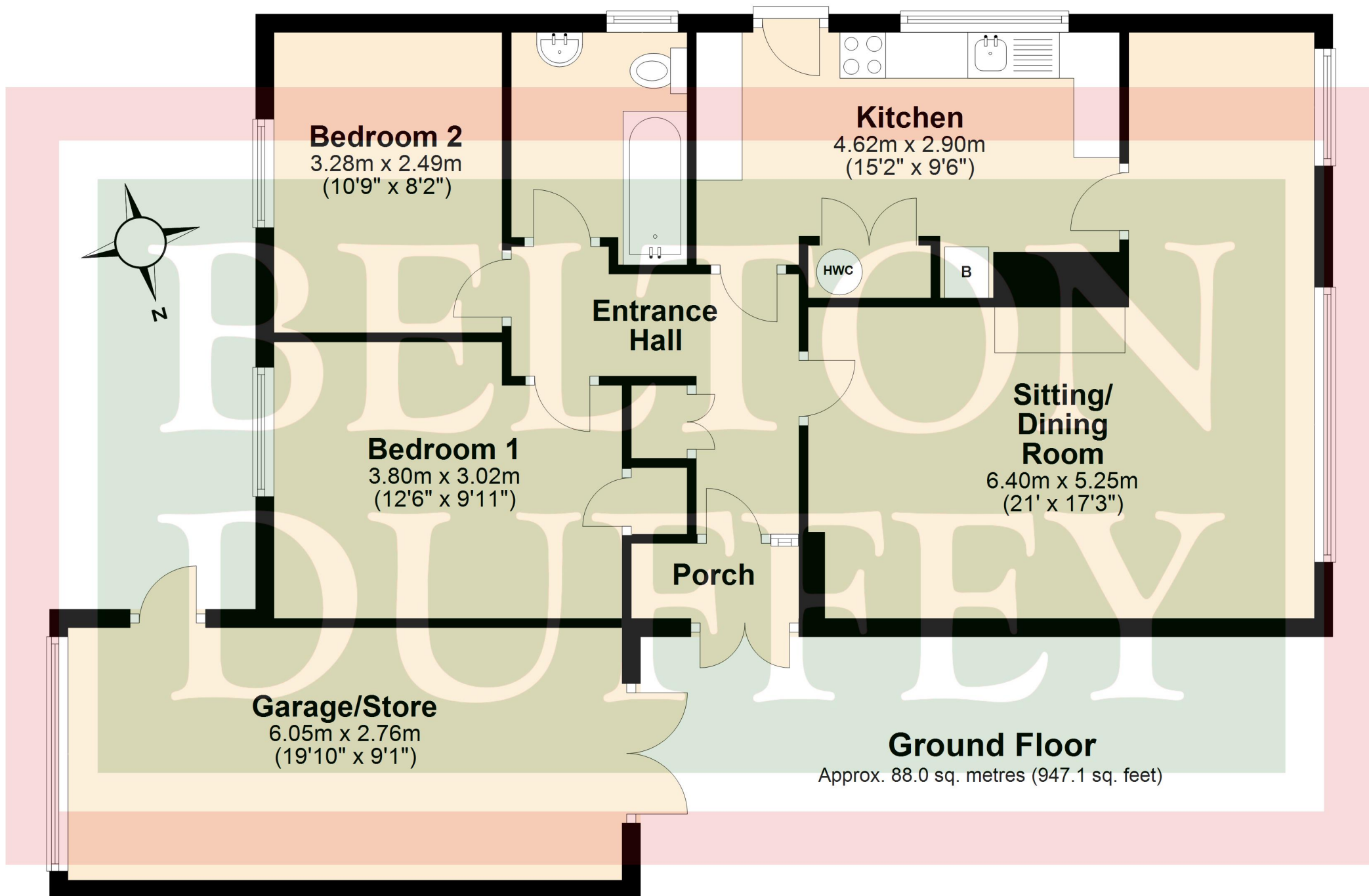
## **VIEWING**

Strictly by appointment with the agent.









Total area: approx. 88.0 sq. metres (947.1 sq. feet)



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