



2 Townshend Green East, Fakenham
Guide Price £300,000

BELTON DUFFEY



2 TOWNSHEND GREEN EAST, FAKENHAM, NORFOLK, NR21 8LU

A spacious bungalow with flexible 2/3 bedroom accommodation, conservatory, driveway parking and a low maintenance south west facing garden.

DESCRIPTION

2 Townshend Green East is a garage link detached bungalow situated on a cul de sac in a popular residential part of the market town of Fakenham. The property has spacious flexible accommodation with a kitchen, large L-shaped living/dining room, inner hallway, 2 bedrooms and a bathroom. Additionally, a room currently used for hobbies and as an occasional bedroom could also provide a study or third bedroom if required and has a UPVC conservatory off which leads to the low maintenance south westerly facing rear garden.

To the front of the property, there is a gravelled garden, driveway parking for up to 2 cars and a useful outside store where the gas-fired central heating boiler is located.

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.

KITCHEN

4.59m x 2.4m (15' 1" x 7' 10")

A partly glazed UPVC door leads from the driveway to the side of the property into the kitchen with a range of base and wall units with laminate worktops and upstands incorporating a white composite sink unit. Cooker space with a tiled splashback and extractor hood over, space for a freestanding fridge freezer, spaces and plumbing for a washing machine and dishwasher. Radiator, vinyl flooring, window to the side and doors to the inner hallway and bedroom 1. Opening leading into:

OPEN PLAN LIVING/DINING ROOM

6.94m x 4.83m (22' 9" x 15' 10") at widest points.

A good sized L-shaped room comprising:

DINING AREA

Radiator, vinyl flooring, window to front and room for a dining table and chairs. Open plan to:

LIVING ROOM AREA

Radiator, bay window to the front, ample room for sofas and chairs etc, TV and telephone points and a door leading into:



INNER HALLWAY

Airing cupboard, loft hatch.

BEDROOM 1

3.92m x 3.58m (12' 10" x 11' 9")

Electric radiator and 2 windows overlooking the rear garden.

BEDROOM 2

3.38m x 3.18m (11' 1" x 10' 5")

Radiator and a window overlooking the rear garden.

STUDY/BEDROOM 3

3.46m x 2.88m (11' 4" x 9' 5")

A flexible room currently used as a hobbies room/occasional bedroom. Radiator and glazed aluminium sliding doors leading into:

CONSERVATORY

3.62m x 2.82m (11' 11" x 9' 3")

UPVC double glazed windows on a low brick wall with a sloping polycarbonate roof, vinyl flooring and glazed sliding doors leading outside to the rear garden.

BATHROOM

A white suite comprising a panelled bath, shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, towel radiator, recessed ceiling lights, extractor fan and 2 windows to the side with obscured glass.

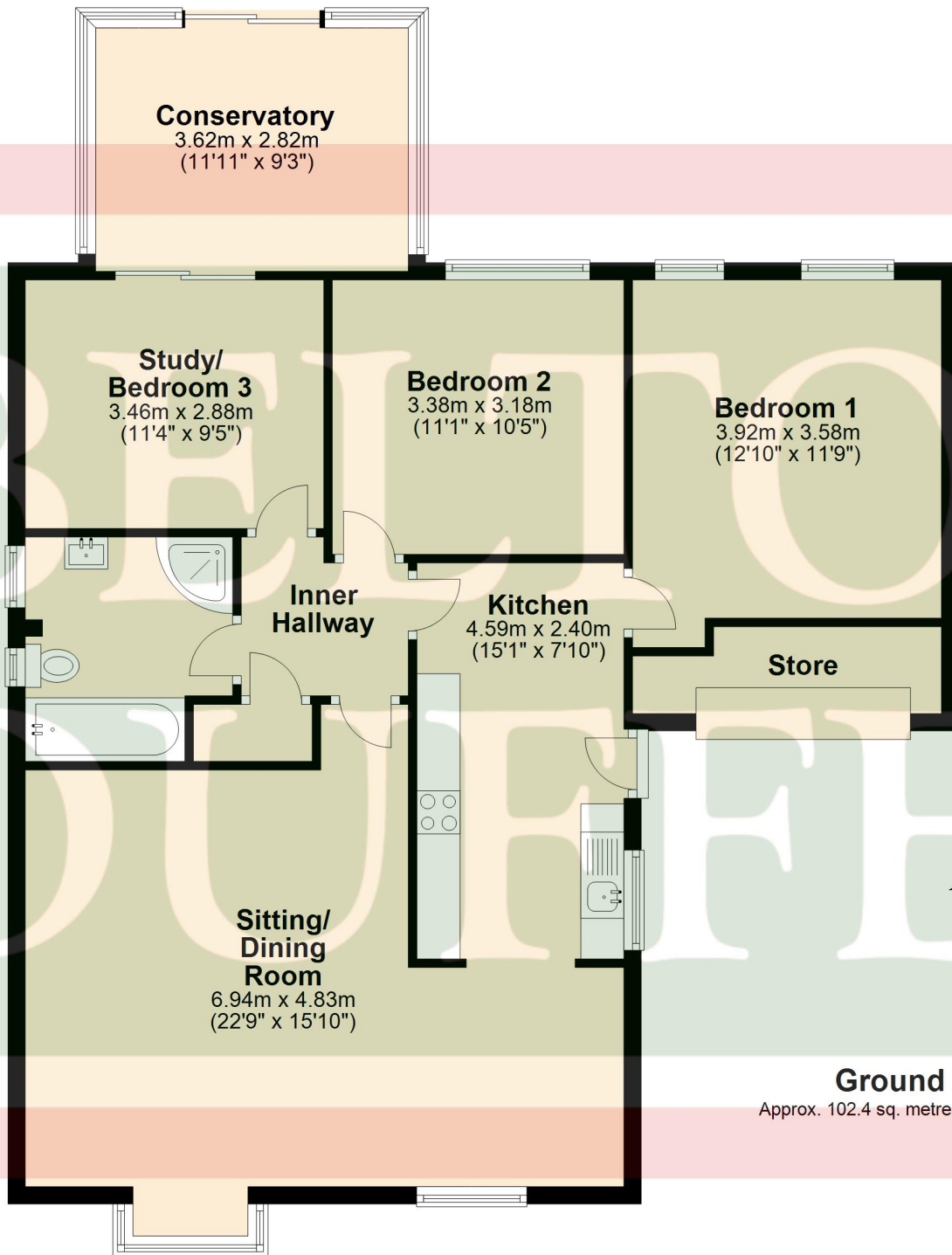
OUTSIDE

Number 2 is set back from the road behind a gravelled garden with a feature specimen tree and post and chain fencing to the boundaries. A concrete driveway to the side provides parking for up to 2 cars with access to the outside store and the side entrance door leading to the kitchen. Outside tap and lighting.

A pedestrian gate to the side leads to the south westerly facing rear garden which has been paved for ease of maintenance with a gravelled bed to the side planted with grasses and low shrubs. Garden shed, tall timber fenced boundaries, outside lighting.

OUTSIDE STORE

Useful outside store, accessed from the driveway to the front of the property, with a remote control roller shutter door, power and light, easy access boarded loft and housing the gas-fired central heating boiler.



Conservatory
3.62m x 2.82m
(11'11" x 9'3")

**Study/
Bedroom 3**
3.46m x 2.88m
(11'4" x 9'5")

Bedroom 2
3.38m x 3.18m
(11'1" x 10'5")

Bedroom 1
3.92m x 3.58m
(12'10" x 11'9")

**Inner
Hallway**

Kitchen
4.59m x 2.40m
(15'1" x 7'10")

Store

**Sitting/
Dining
Room**
6.94m x 4.83m
(22'9" x 15'10")

Ground Floor

Approx. 102.4 sq. metres (1102.3 sq. feet)

Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road for approximately 1 mile and turn left into Smiths Lane. Take the first right into Gwyn Crescent continuing as the road bends round to the right and take the next right-hand turning into Townshend Green East. You will see number 2 a little further up on the left, 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 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.





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