



29 The Lawn, Fakenham
Guide Price £325,000



29 The Lawn

Fakenham,
Norfolk, NR21 8DT



A well presented 3 bedroom link detached house in a sought after cul-de-sac location near to the town centre.

DESCRIPTION

Built by Norfolk Homes, 29 The Lawn offers well-proportioned accommodation with an entrance hall, downstairs WC, and stairs to the first floor. The sitting room features a fireplace with an electric fire and double doors leading to a kitchen/dining room, with a separate utility room and a conservatory providing access to the rear garden. Upstairs are three bedrooms, with the main bedroom having an ensuite shower room, along with a family bathroom. Outside, the property benefits from a driveway leading to an integral garage, a south-facing front garden, and an enclosed rear garden with a patio, lawn, raised flower beds, a garden store, and a timber summer house

ACCOMMODATION

29 The Lawn accommodation comprises entrance hall, with a downstairs WC to the left and stairs leading to the first floor. The spacious family sitting room features a fireplace with an electric fire and double doors opening into the kitchen/dining room, which offers a range of wall and base units. There are also fitted appliances including an oven, grill, 4-ring hob and extractor fan, as well as space for a fridge freezer and dishwasher. A utility room provides space and plumbing for a washing machine. Sliding doors from the dining area lead to a conservatory with double doors opening onto the rear garden. Upstairs, there are three bedrooms: a generous master with ensuite shower room, a double second bedroom, and a single third bedroom or study. Bedrooms two and three share a family bathroom with a three-piece suite, while bedrooms one and three benefit from fitted wardrobes for additional storage.



What3words: ///oblige.reprints.shelved

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Outside, a driveway to the front of the property provides off-street parking and leads to an integral garage measuring 16'1" x 8'3" (4.9m x 2.5m). To the side of the property there is gate providing access to the rear garden. The garage is fitted with an up-and-over door, concrete floor, strip lighting, power points, and built-in shelving. The property also features a south-facing front garden with chipped slate, and a low hedge border. To the rear, there is an enclosed garden with a paved patio area and steps leading up to a lawned garden with raised flower beds. The garden also includes a small garden store and a timber summer house with a felt roof measuring 8'0" x 6'0" (2.4m x 1.8m)

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity, gas central heating (underfloor heating downstairs and radiators upstairs). 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.

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SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

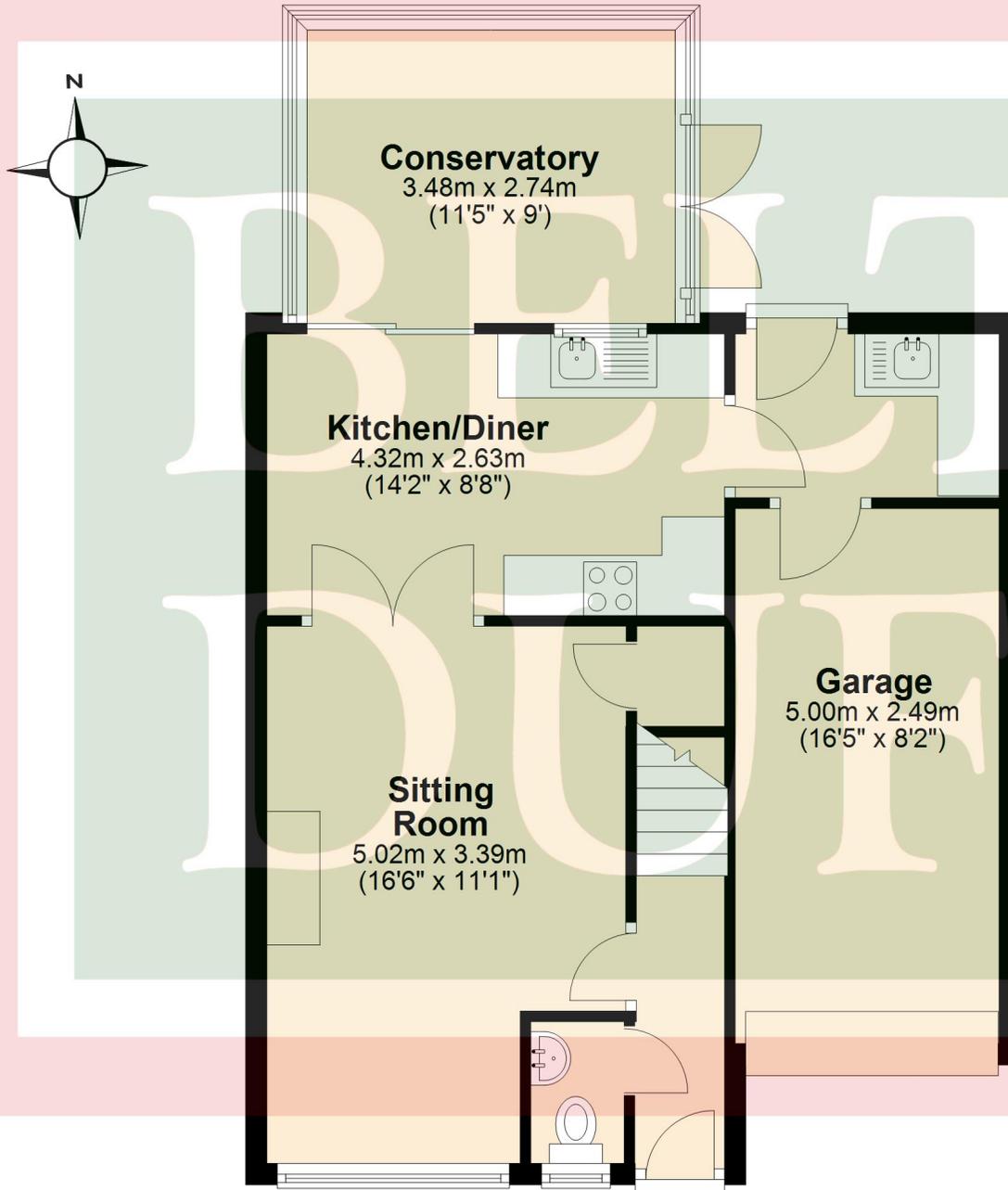
Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.

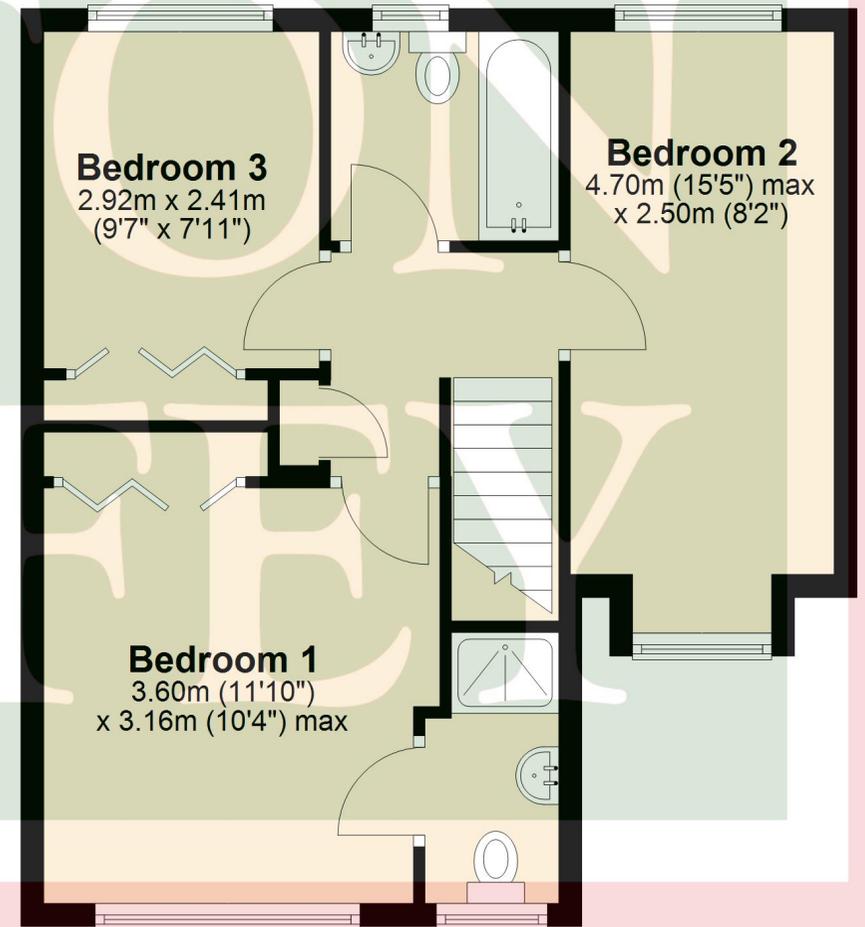
Ground Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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