



139 Norwich Road, Fakenham
Offers in Excess of £300,000

BELTON DUFFEY



139 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8JA

A 2 bedroom detached bungalow situated in a popular location with 2 bedroom accommodation, conservatory, large garage and attractive gardens. No onward chain.

DESCRIPTION

139 Norwich Road is a detached bungalow standing in good sized gardens in a popular location in the market town of Fakenham. The property has driveway parking, a car port and a large garage with attractively landscaped front and rear gardens.

The accommodation would now benefit from a programme of light refurbishment but benefits from UPVC double glazed windows and doors and gas-fired central heating. A spacious L-shaped entrance hall leads to the kitchen and a large sitting/dining room with 2 bedrooms and a shower room. To the rear of the property, a conservatory overlooks the gardens with a covered terrace to the side and an outside WC.

139 Norwich Road 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

A glazed door leads from the front of the property into the porch of double glazed UPVC construction with space for coat hooks and shoe storage. Glazed aluminum door with a glazed panel to the side leading into:

ENTRANCE HALL

Spacious L-shaped entrance hall with room for freestanding furniture. Radiator and telephone point.

KITCHEN

3.94m x 3.09m (12' 11" x 10' 2")

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, spaces for a fridge and freezer. Microwave shelf, radiator, pantry cupboard and 2 further cupboards with louvred doors. Worcester gas-fired boiler, window overlooking the rear garden and a partly glazed UPVC door with obscured glass leading outside to the driveway to the side of the property.



SITTING/DINING ROOM

4.86m x 3.65m (15' 11" x 12' 0")

A large sitting/dining room with a wide UPVC window overlooking the front garden, radiator and TV point.

BEDROOM 1

4m x 3.31m (13' 1" x 10' 10")

Radiator, telephone point and a UPVC window overlooking the front garden.

BEDROOM 2

3.65m x 3.31m (12' 0" x 10' 10")

2 radiators, telephone point, UPVC window to the side and a glazed UPVC door with a glazed panel to the side leading into:

CONSERVATORY

3.5m x 2.72m (11' 6" x 8' 11")

UPVC double glazed windows on a low brick wall with a glazed door leading outside to the rear garden. Space and plumbing for a washing machine, TV point, power points and spotlights.

SHOWER ROOM

Shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Vinyl flooring and partly tiled walls, radiator, wall heater and 2 windows to the rear with obscured glass.

OUTSIDE

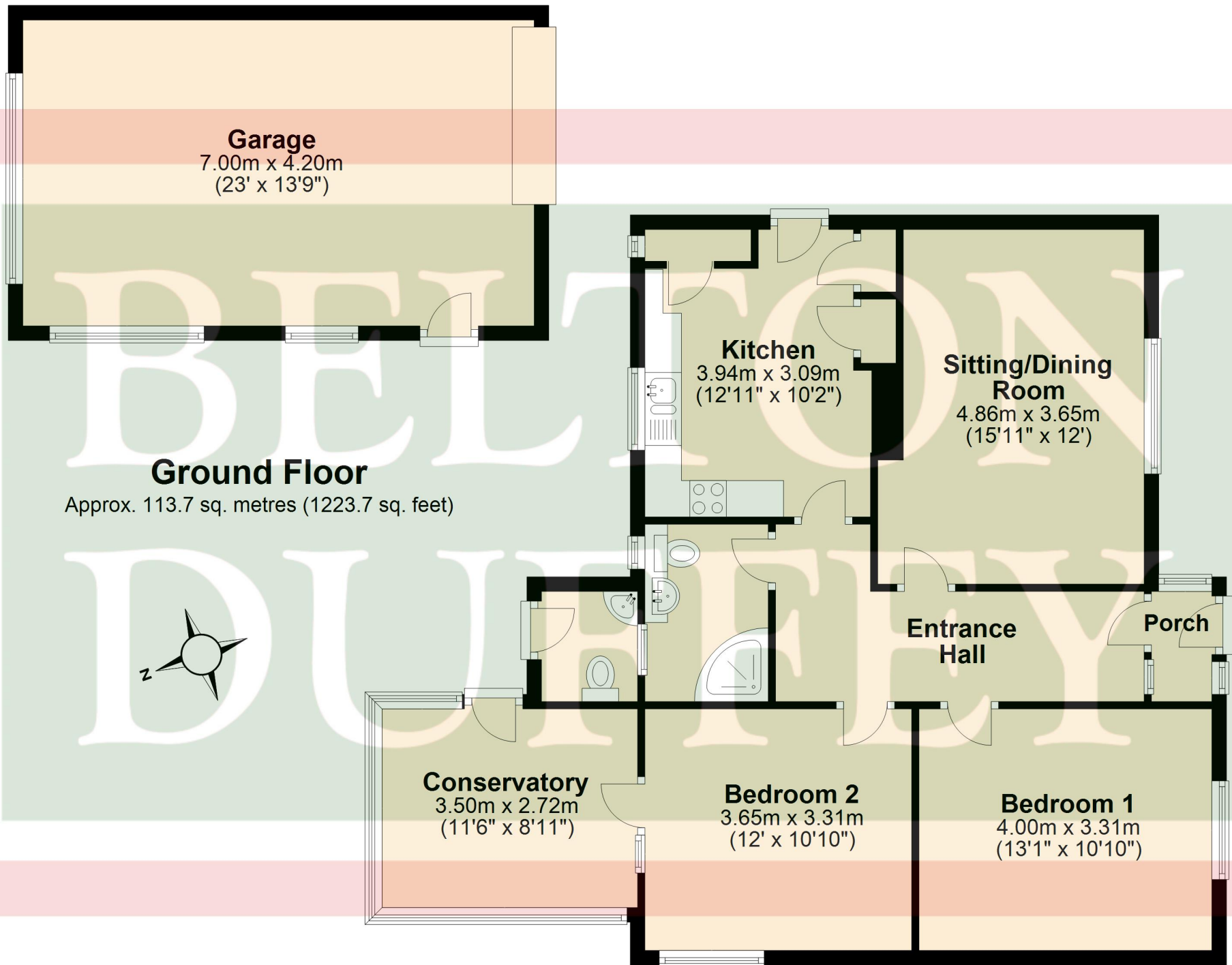
139 Norwich Road sits in an elevated position set back from the road behind a low brick wall with metal double gates to the side opening onto a concrete driveway providing parking and leading to the car port and garage. A lawned front garden has well stocked borders with a paved pathway to the front porch.

A tall pedestrian gate leads to the rear of the property where there is a paved terrace with a polycarbonate roof opening out from the conservatory with an outside WC and pedestrian door to the garage. Outside lighting and tap. An attractively landscaped garden beyond has a lawn, archway, summer house, fenced boundaries and well stocked shrub beds.

GARAGE

7m x 4.2m (23' 0" x 13' 9")

Up and over door to the front, power and light, windows to the side and rear and a UPVC pedestrian door to the covered terrace at the rear of the property.



Ground Floor
Approx. 113.7 sq. metres (1223.7 sq. feet)

Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east, passing the police station and fire station on your right. Continue for approximately 1/4 mile and turn left into Parker Drive and immediately right into the lay-by area. You will see the number 139 further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

LOCAL AUTHORITY

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone (01263) 513811. Council Tax Band C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

