



1 Fernbank Cottages, Fakenham
Guide Price £275,000

BELTON DUFFEY



1 FERNBANK COTTAGES, CHURCH LANES, FAKENHAM, NORFOLK, NR21 9DD

A modern 3 bedroom end terrace house situated in a tucked away location within walking distance of the town centre.

DESCRIPTION

1 Fernbank Cottages is a charming modern end terrace house situated in a tucked away location on a private drive off Wells Road and within walking distance of the centre of the market town of Fakenham.

The property has well presented accommodation comprising an entrance hall, cloakroom, kitchen, sitting/dining room with a conservatory off and a landing upstairs leading to 3 double bedrooms and a bathroom. Further benefits include gas-fired central heating with an open fireplace in the sitting room (currently boarded up) and UPVC double glazing.

Outside, there are attractive gardens to the front and rear with parking for 3 cars and gated access onto Church Lane which is a 3 minute walk away from the centre of town.

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.

ENTRANCE HALL

3.70m x 1.47m (12' 2" x 4' 10") A partly glazed composite entrance door with a storm porch over leads from the front of the property into the entrance hall with a staircase leading up to the first floor landing. Understairs storage cupboard, radiator, vinyl flooring and doors to the cloakroom, kitchen and sitting/dining room.

CLOAKROOM

1.83m x 1.56m (6' 0" x 5' 1") Vanity storage unit incorporating a wash basin with a tiled splashback, WC, fitted storage cupboard, radiator and vinyl flooring. Window to the front with obscured glass.



KITCHEN

3.02m x 2.77m (9' 11" x 9' 1") A range of cream base and wall units with laminate worktops incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Integrated double oven and gas hob with an extractor hood over, space and plumbing for a washing machine and dishwasher and space for a tall freestanding fridge freezer. Vaillant gas-fired boiler, radiator, vinyl flooring, ceiling spotlights and a window overlooking the front garden.

SITTING/DINING ROOM

6.30m x 3.99m (20' 8" x 13' 1") at widest points. A good sized room with a corner fireplace (boarded up), radiator, window overlooking the rear garden and a UPVC patio door with glazed panels to the sides leading into:

CONSERVATORY

2.89m x 2.77m (9' 6" x 9' 1") UPVC double glazed construction with a glazed roof, radiator, tiled floor and UPVC French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Loft hatch and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.98m x 3.04m (13' 1" x 10' 0") Radiator and a window overlooking the rear garden.

BEDROOM 2

3.20m x 2.98m (10' 6" x 9' 9") Radiator and a window overlooking the rear garden.

BEDROOM 3

3.04m x 2.79m (10' 0" x 9' 2") Radiator and a window overlooking the front garden.

BATHROOM

3.17m x 1.88m (10' 5" x 6' 2") A white suite comprising a panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, wash basin and WC. Radiator, vinyl flooring, shaver point and a window to the east with obscured glass.

OUTSIDE

1 Fernbank Cottages is approached over a shared gravelled driveway off Wells Road leading to the property's own parking area with space for 3 cars and a timber shed. Paved walkways lead to the property's west facing lawned rear garden with plant borders and access to a paved terrace outside the conservatory.

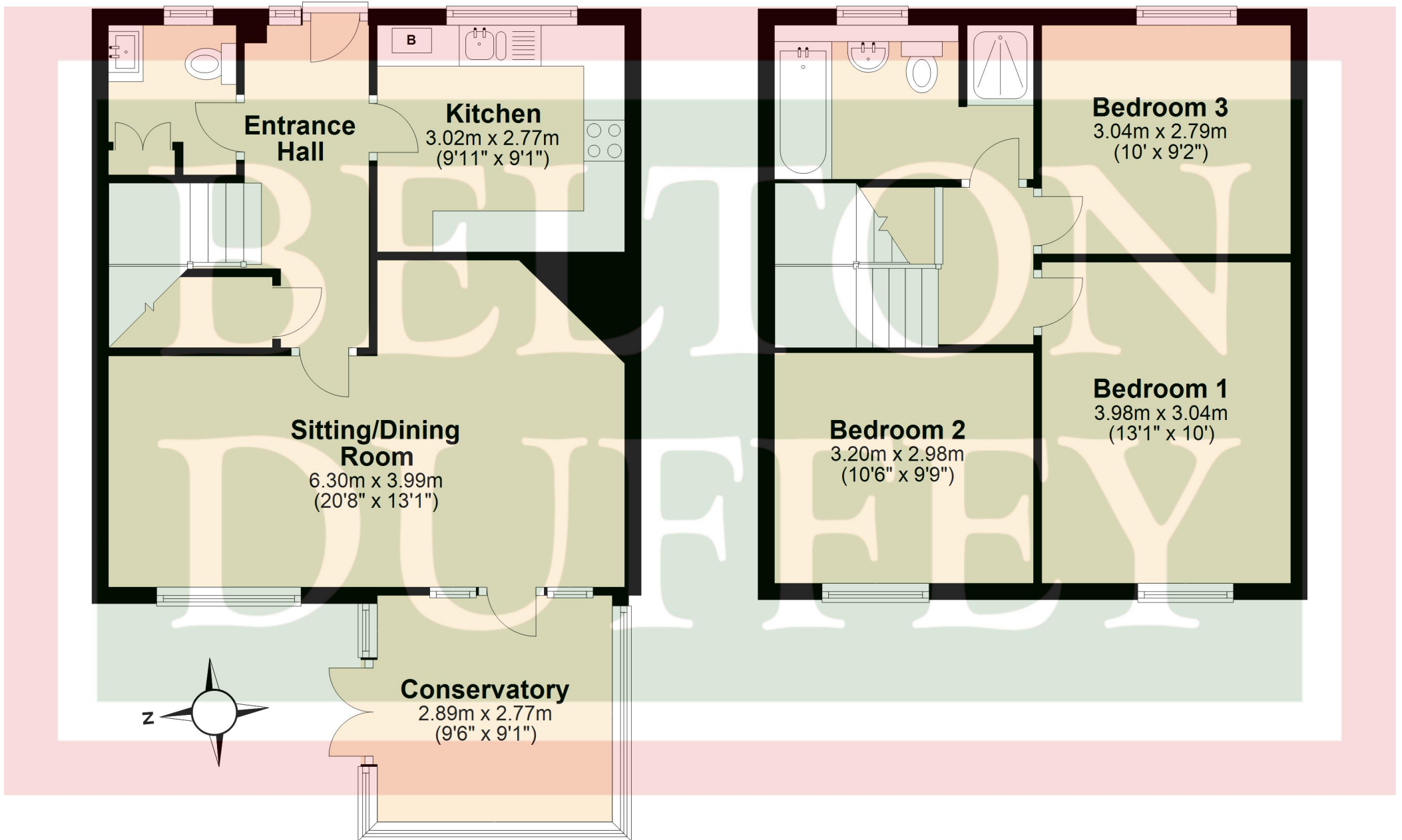
A pedestrian walkway leads to a pedestrian gate to the front garden which again comprises a lawn with plant borders and a gate opening onto Church Lane and the town centre a 3 minute walk away.

Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)

First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 94.6 sq. metres (1018.1 sq. feet)

DIRECTIONS

Proceed out of Fakenham town centre heading north on Oak Street, passing the library on the right and continue almost to the end where you will see a gravelled driveway on the right signposted 'Access to Fernbank Cottages". Continue to the end of the driveway bearing right where you will see number 1 further up on the left-hand side.

OTHER INFORMATION

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

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

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

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