



**1 Baxter Close, Fakenham**  
Guide Price £320,000



# 1 Baxter Close

Fakenham,  
Norfolk, NR21 8LE



*A superbly presented town house with extended 4 bedroom, 2 bathroom accommodation over three storeys with ample parking, garage and garden studio.*

## DESCRIPTION

1 Baxter Close presents a rare opportunity to acquire a modern town house offering flexible and spacious 3/4 bedroom accommodation, arranged over three storeys and ideally situated less than a mile from the centre of the popular market town of Fakenham and its amenities. Beautifully presented throughout, the property offers bright, airy interiors that can be easily adapted to suit a variety of lifestyles. The ground floor comprises an entrance hall leading to a well appointed kitchen and an impressive open plan living/dining room, featuring a partly vaulted ceiling and double aspect patio doors opening onto the rear garden. A useful utility/WC completes the ground floor. To the first floor, there is a principal bedroom with en suite, bedroom 4 (currently arranged as a dressing room) and a family bathroom. The second floor provides two further bedrooms.

Outside, the property benefits from driveway parking to the front, while to the rear is an attractively landscaped, low maintenance garden. This includes a substantial detached timber garden studio, along with a gate providing access to an additional parking space and a garage.

## GROUND FLOOR

Number 1 is approached via the driveway to the front, opening into a bright and welcoming ground floor. At its heart lies a generous living area, offering ample space for relaxed seating and an easy flow through to the dining area - a true standout feature - with a striking vaulted ceiling and a delightful double aspect outlook over the rear garden.

The well appointed kitchen is fitted with a range of base and wall units and features an Everhot range (available by separate negotiation), while a conveniently positioned utility/WC is located just off the entrance hallway.

## FIRST FLOOR

The first floor landing provides access to the principal bedroom, which benefits from an en suite shower room, as well as bedroom 4, currently arranged as a dressing room to the main suite, and the well appointed family bathroom.



*what3words: ///inkjet.enveloped.surreal*

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

## **SECOND FLOOR**

To the second floor, there are 2 further bedrooms and a storage cupboard off the landing.

## **OUTSIDE**

Number 1 is pleasantly set back from Baxter Close, approached via a gravelled driveway providing a parking space with a small lawned garden to the side. A paved pathway leads to the front entrance porch, complete with an outside light. To the side, a tall pedestrian gate provides access to the rear garden. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring shingled areas, paved walkways and well-stocked perimeter borders, all enclosed by tall walls and fencing for a good degree of privacy.

Accessed directly from the dining area via tri-fold doors, the garden also has a substantial timber garden studio ((5.95m x 2.03m / 19'6" x 6'8")), complete with power and lighting and would be ideal for a home office, gym or creative space. A further pedestrian gate leads to the rear of the terrace, where the property benefits from a garage and a tandem parking space.

## **SERVICES AND EPC RATING**

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

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

## **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.



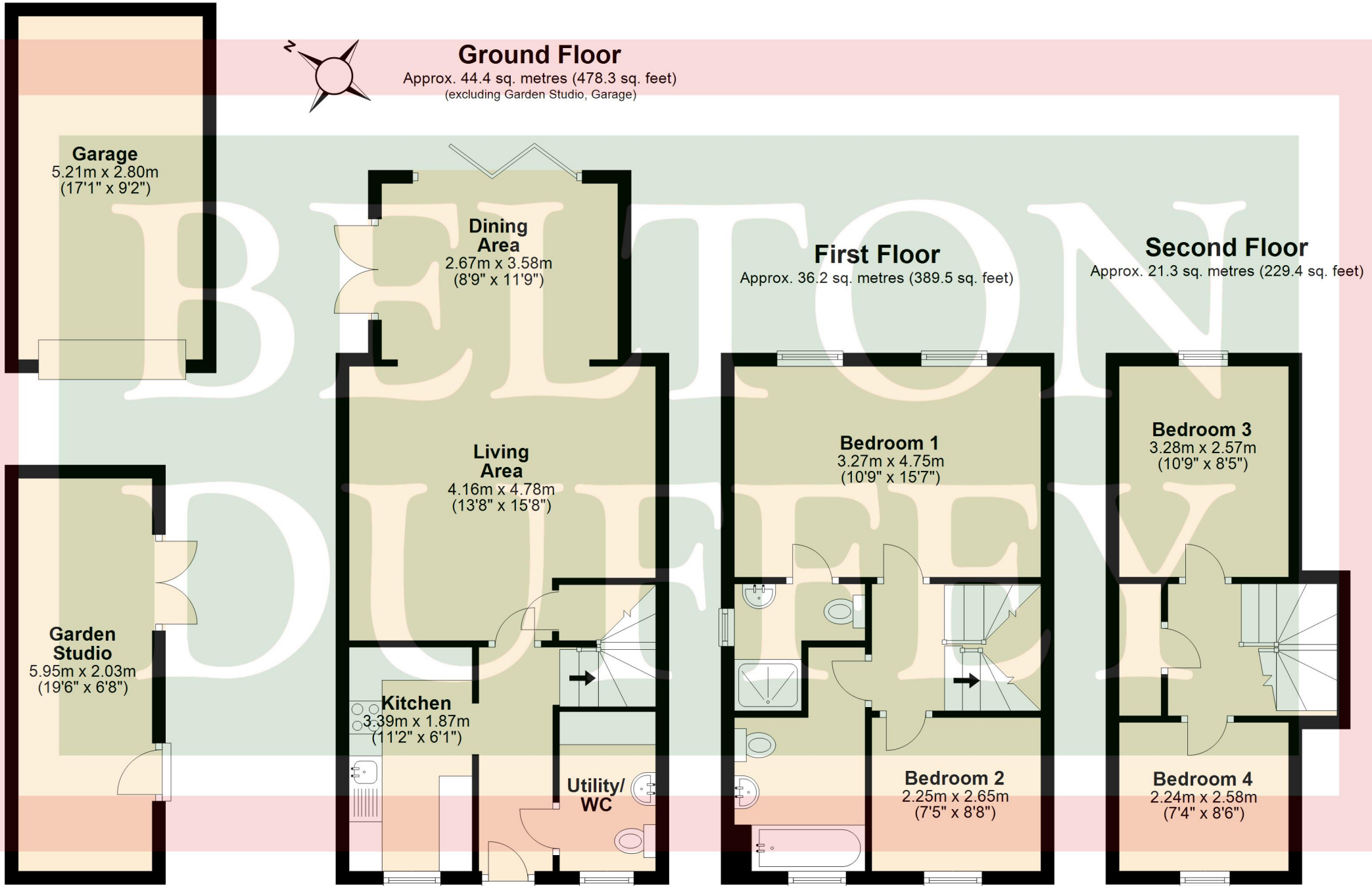






## Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)  
(excluding Garden Studio, Garage)



Total area: approx. 101.9 sq. metres (1097.2 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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