



40 Valley Way, Fakenham
Guide Price £285,000

BELTON DUFFEY

40 VALLEY WAY, FAKENHAM, NORFOLK, NR21 8PH

A superbly presented semi detached house with 3 bedroom accommodation, driveway parking, garage and an attractively landscaped south facing rear garden.

DESCRIPTION

40 Valley Way is a superbly presented modern semi detached house situated in a popular part of Fakenham, less than a mile's walk from the centre of town. There is superbly presented contemporary living accommodation comprising an entrance hall, cloakroom, well appointed kitchen/dining room and a cosy sitting room. Upstairs, the landing leads to 3 bedrooms and a luxury bathroom. Further benefits include gas-fired central heating, oak veneer internal doors and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking which leads to a detached brick built and tiled garage and an attractively landscaped south facing garden to the rear comprising an extensive paved terrace and lawn beyond.



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

A partly glazed composite door leads from the front of the property into the entrance hall with the staircase leading up to the first floor landing. Coat hooks, laminate flooring, radiator, window to the side and doors to the cloakroom and sitting room.

CLOAKROOM

2.03m x 0.90m (6' 8" x 2' 11")

Vanity storage unit incorporating a wash basin and concealed cistern WC, tiled splashbacks, vinyl flooring, contemporary grey towel radiator, recessed ceiling lights and a window to the front with obscured glass.

SITTING ROOM

4.56m x 4.00m (15' 0" x 13' 1") at widest points.

Laminate flooring, radiator, window to the front and a partly glazed door leading into:

KITCHEN/DINING ROOM

5.01m x 2.91m (16' 5" x 9' 7")

A spacious open plan kitchen/dining room with tiled floor and recessed ceiling lights. Comprising:

KITCHEN AREA

A range of contemporary grey Shaker style base and wall units with laminate worktops and upstands incorporating a white resin sink unit.

Integrated oven and gas hob with an extractor hood over and splashback, spaces and plumbing for a washing machine, dishwasher and fridge freezer. Cupboard housing the gas-fired boiler, deep pantry cupboard, window overlooking the rear garden and a partly glazed composite door leading outside to the side of the property. Open plan to:

DINING AREA

Wiring for pendant lights over the dining space, radiator and UPVC French doors leading outside to the rear garden.



FIRST FLOOR LANDING

Galleried landing with a radiator, window to the side and doors to the 3 bedrooms and bathroom.

BEDROOM 1

4.61m x 2.78m (15' 1" x 9' 1")

Radiator and a window to the front.

BEDROOM 2

3.08m x 2.93m (10' 1" x 9' 7")

Radiator, loft hatch and a window overlooking the rear garden.

BEDROOM 3

3.22m x 2.15m (10' 7" x 7' 1") at widest points.

Shelved airing cupboard housing the hot water cylinder, radiator and a window to the front.

BATHROOM

1.98m x 1.85m (6' 6" x 6' 1")

A white suite comprising a panelled bath with a shower mixer tap and electric shower and curtain over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, shaver point, extractor fan, chrome towel radiator and a window to the rear with obscured glass.

OUTSIDE

40 Valley Way is set back from the road behind a low maintenance gravelled garden with shrub beds and a concrete walkway to the front entrance door with outside light. A driveway to the side provides a parking space and leads to the detached garage with space for refuse bin storage to the side.

A tall picket gate leads to the side of the property where there is a pedestrian door to the garage and a door to the kitchen. The rear garden beyond is south facing and has been attractively landscaped with an extensive sandstone paved terrace opening out from the kitchen/dining room French doors. Steps leads down to a lawn beyond with well stocked perimeter borders, raised beds and tall fenced boundaries. Outside tap, lighting and power sockets and an area suitable for erecting a garden shed.

GARAGE

5.27m x 2.60m (17' 3" x 8' 6")

Detached brick built garage with a tiled roof, roller shutter door to the front, power and light and a partly glazed timber door to the side of the property.

DIRECTIONS

From Belton Duffey's Fakenham office, proceed down Bridge Street to the mini-roundabout, bearing to your left passing the bowling alley. At the next mini-roundabout turn left and continue to the next mini-roundabout and turn right onto Norwich Road. Continue for approximately 3/4 mile and take the right hand turning into Valley Way. Continue along the road and after a short distance the property can be found further up on the right-hand side.

OTHER INFORMATION

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 C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

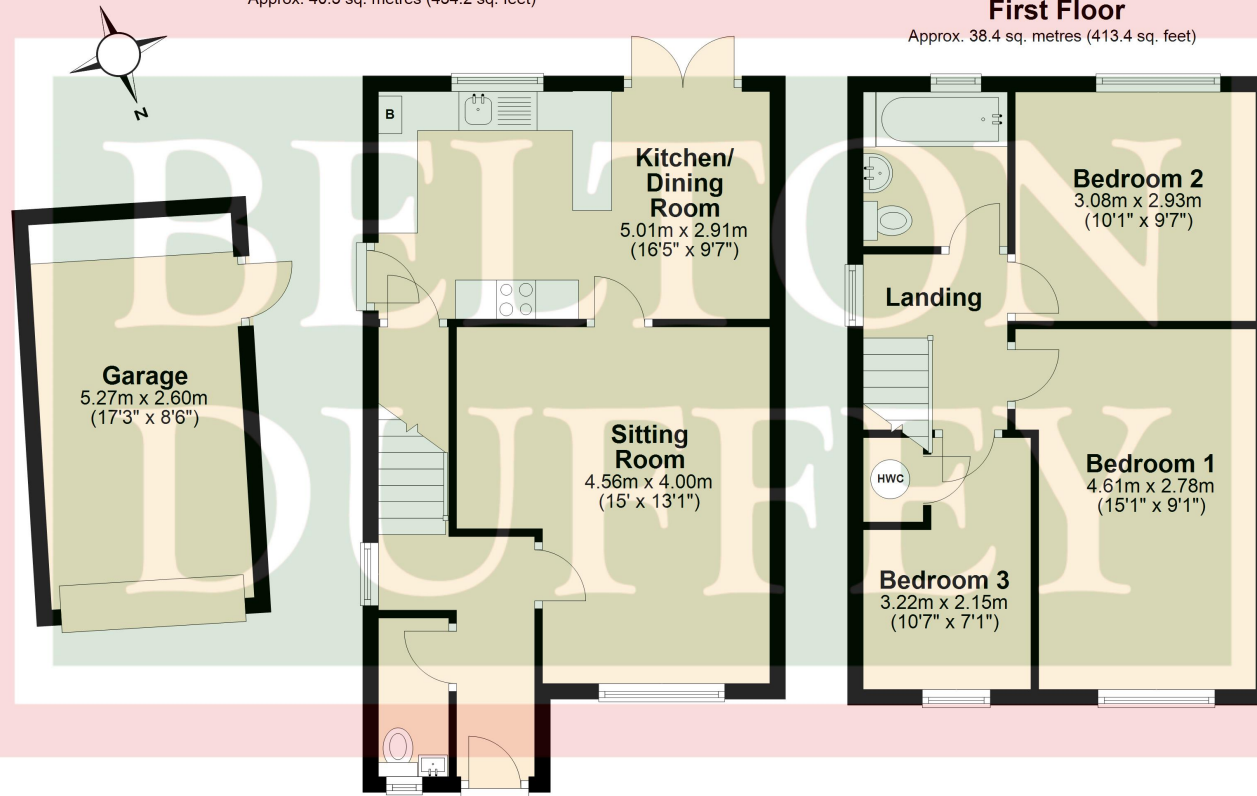


Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)

First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 sq. feet)





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.

