



**6 Sheldrake Close, Fakenham**  
**Guide Price £280,000**

**BELTON DUFFEY**

## 6 SHELDRAKE CLOSE, FAKENHAM, NORFOLK, NR21 8ND

A superbly presented 2 bedroom semi detached bungalow with a conservatory, landscaped gardens and garage, situated on a popular cul-de-sac.

### DESCRIPTION

6 Sheldrake Close is a semi detached bungalow situated on a popular cul-de-sac just 1 and a half miles from the centre of the market town of Fakenham. There is accommodation comprising a porch, entrance hall, kitchen, sitting room, conservatory, 2 bedrooms, and a bathroom. There is also the benefit of gas-fired central heating and UPVC double glazed windows and doors.

Outside, there are attractive low maintenance gardens, a single garage and driveway parking.



## **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 partly glazed contemporary door leads from the front of the property into the porch with glazed panels to the front front side, tiled floor. Partly glazed timber door with a glazed panel to the side leading into:

## **HALLWAY**

Built-in shelved storage cupboard, hatch to partly boarded loft space with a drop down ladder, radiator, telephone point and oak flooring. Doors to the principal rooms.

## **KITCHEN**

3.63m x 2.69m (11' 11" x 8' 10")

A range of cream Shaker style base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, monarch water softener, tiled splashbacks. Integrated appliances including an oven, electric hob with an extractor hood over, fridge and a cupboard housing the Worcester gas-fired boiler. Radiator, tiled floor, partly panelled wall, TV point, USB points, and recessed ceiling lights. Window and a glazed UPVC door leading into:

## **CONSERVATORY/DINER**

3.98m x 2.76m (13' 1" x 9' 1")

UPVC double glazed construction with a polycarbonate roof, fitted base cupboards with an pine block worktop and space and plumbing for a washing machine and tumble dryer. Room for a dining table and chairs, tiled floor and a glazed patio door leading outside to the rear garden.

## **SITTING ROOM**

4.93m x 2.98m (16' 2" x 9' 9")

Feature fireplace with a hearth and surround, oak flooring, TV point and a bay window to the front.



## **BEDROOM 1**

3.73m x 2.98m (12' 3" x 9' 9")

Radiator, oak flooring, TV point and a window overlooking the rear garden.

## **BEDROOM 2**

3.37m x 2.69m (11' 1" x 8' 10")

Radiator, oak flooring, TV point and a window overlooking the front garden.

## **SHOWER ROOM**

2.54m x 1.44m (8' 4" x 4' 9")

A luxury shower white suite comprising a glass shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and walls, chrome towel radiator, recessed ceiling lights, extractor fan and a natural light tunnel.

## **OUTSIDE**

6 Sheldrake Close is set back from the cul de sac behind an attractively landscaped front garden comprising a shaped lawn with beds planted with low shrubs and plants bounded by a post and chain fence. A paved walkway leads to the entrance porch with outside light and a concrete driveway to the side providing parking and leading to the garage.

A tall timber pedestrian gate between the bungalow and the garage opens onto a concrete pathway to the side where there is an area suitable for the storage of refuse bins etc. The rear garden beyond has also been landscaped with a paved terrace opening out from the conservatory with walkways winding through well stocked plant beds and fenced boundaries.

## **GARAGE**

5.2m x 2.5m (17' 1" x 8' 2")

Brick built garage with a tiled roof, up and over door to the front, light and power.

## **DIRECTIONS**

Leave Fakenham town centre heading east on the Norwich road and after approximately half a mile turn left onto Smiths Lane and then take the first right onto Gwyn Crescent. Take the first left onto Sheldrake Close and left again where the property can be found a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

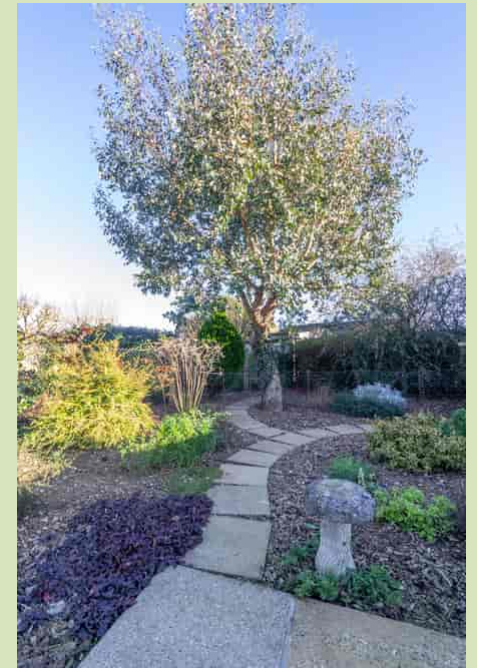
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

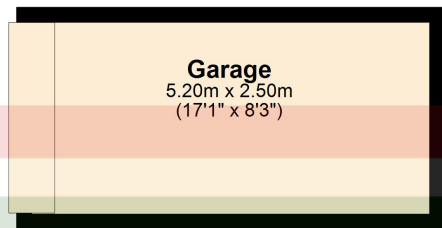
## TENURE

This property is for sale Freehold.

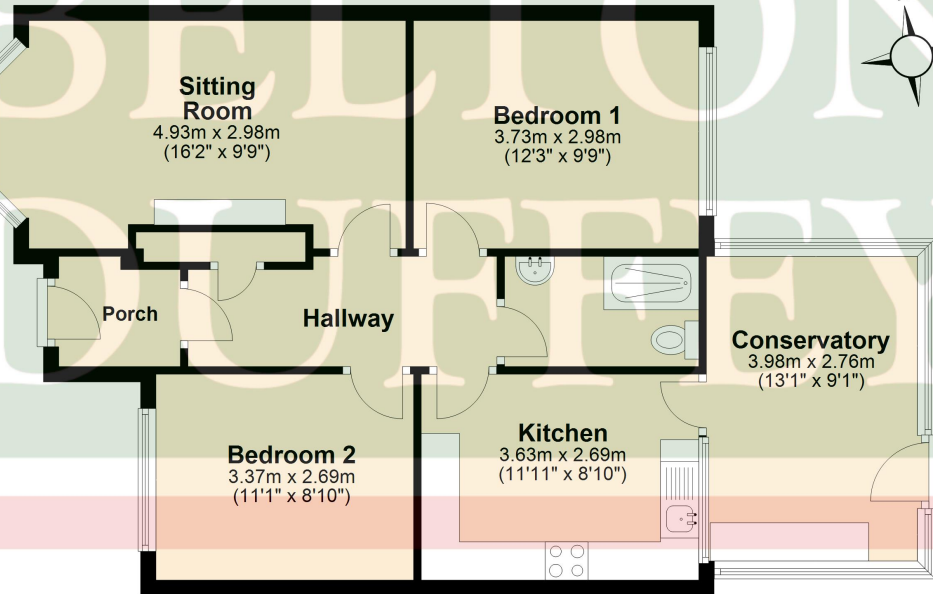
## VIEWING

Strictly by appointment with the agent.





**Ground Floor**  
Approx. 83.5 sq. metres (899.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)





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