



**4 Railway Close, Fakenham**  
**Guide Price £265,000**

**BELTON DUFFEY**



## 4 RAILWAY CLOSE, FAKENHAM, NORFOLK, NR21 8BD

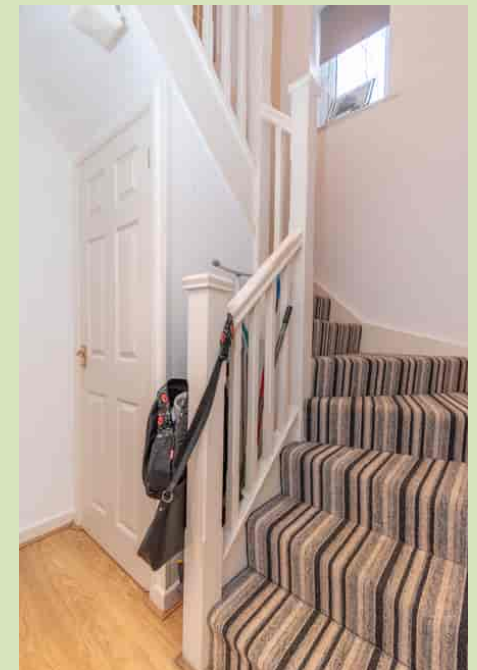
A modern 3 bedroom semi detached house situated on a small cul de sac development with gardens and a parking space.

### DESCRIPTION

4 Railway Close is a modern semi detached house situated on a small cul de sac development within walking distance of the centre of the market town of Fakenham. There is ground floor accommodation comprising an entrance hall, cloakroom, kitchen and a good sized sitting/dining room. The landing upstairs leads to the principal bedroom with a study area (or scope to create an en suite), 2 further bedrooms and a bathroom.

The property further benefits from double glazed UPVC windows and doors, gas-fired central heating and air conditioning installed in the sitting/dining room.

Outside, there is a parking space, a lawned front garden and a west facing garden to the rear.



## **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 with storm porch over leads from the front of the property into the entrance hall with staircase to first floor landing, understairs storage cupboard, laminate flooring, radiator in a cabinet and smoke detector.

## **CLOAKROOM**

1.64m x 1.46m (5' 5" x 4' 9")

Pedestal wash basin with tiled splashback, WC, vinyl flooring, radiator and a window to the front with obscured glass.

## **KITCHEN**

3.79m x 2.80m (12' 5" x 9' 2")

A range of grey painted base and wall units with laminate worktops incorporating a stainless steel sink with chrome mixer tap, tiled splashbacks. Integrated oven and gas hob with stainless steel extractor hood over, spaces and plumbing for a washing machine and dishwasher, integrated fridge freezer. Gas-fired central heating boiler, radiator, pantry cupboard, tiled floor and a window to the front.

## **SITTING/DINING ROOM**

5.69m x 3.65m (18' 8" x 12')

A good sized room with laminate flooring, radiator, air conditioning unit, TV point and UPVC French doors leading outside onto a decked seating area and the garden beyond. Window overlooking the rear garden.

## **FIRST FLOOR LANDING**

Galleried landing with a window to the side, smoke detector, shelved airing cupboard and a hatch to the boarded loft.





## **BEDROOM 1**

3.09m x 2.83m (10' 2" x 9' 3")

Fitted wardrobe, radiator, window to the front and a door leading into:

## **STUDY AREA**

1.77m x 1.18m (5' 10" x 3' 10")

Currently used as a home office but plumbing is in the vicinity to turn this space back into an en suite shower room, if required.

## **BEDROOM 2**

3.07m x 2.83m (10' 1" x 9' 3")

Fitted wardrobe, radiator and a window overlooking the rear garden.

## **BEDROOM 3**

3.00m x 2.73m (9' 10" x 8' 11")

Fitted wardrobe, radiator and a window overlooking the rear garden.

## **BATHROOM**

2.76m x 1.64m (9' 1" x 5' 5")

A white suite comprising a panelled bath with shower mixer tap and glass shower screen over, pedestal wash basin, WC. Vinyl flooring, radiator and a window to the front with obscured glass.

## **OUTSIDE**

4 Railway Close is approached over a shared gravelled driveway with parking for a car and a visitor's parking space. The property stands behind a lawned front garden bounded by a picket fence with a pathway to the front door with a storm porch over and outside light.

Pedestrian access to the side of the property leads to the west facing lawned rear garden where there is also a timber decked seating area, paved patio, small shed and tall fenced boundaries.

## **DIRECTIONS**

Leave Fakenham town centre heading east along Norwich Street and continue straight over the mini roundabout onto Norwich Road. Continue for approximately 1/2 mile and take the left-hand turning in to The Drift, just before Aldiss Distribution Centre. Continue up The Drift for about 100 yards where you will see Railway Close on the left-hand side where the property is indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators with air conditioning also installed in the sitting/dining room. 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

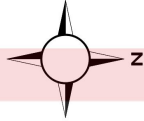
Strictly by appointment with the agent.





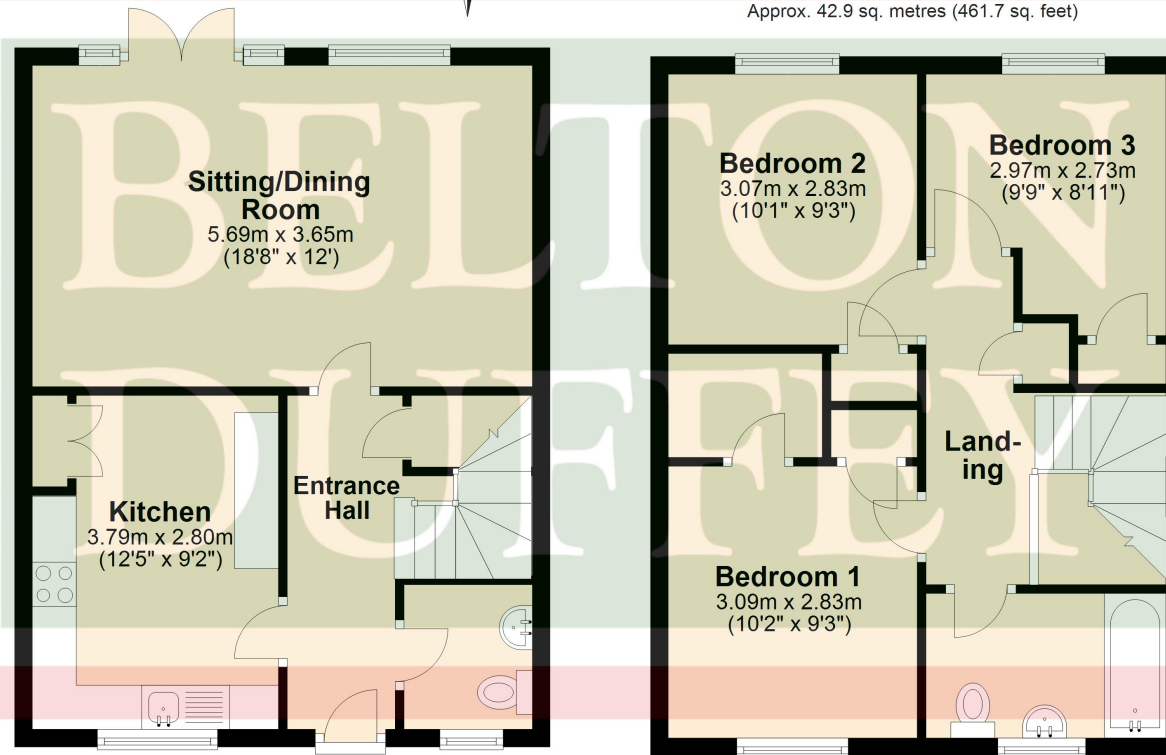
## Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)





## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://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.

