



**16 Norwich Road, Fakenham**  
**Guide Price £315,000**

**BELTON DUFFEY**

## 16 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8AZ

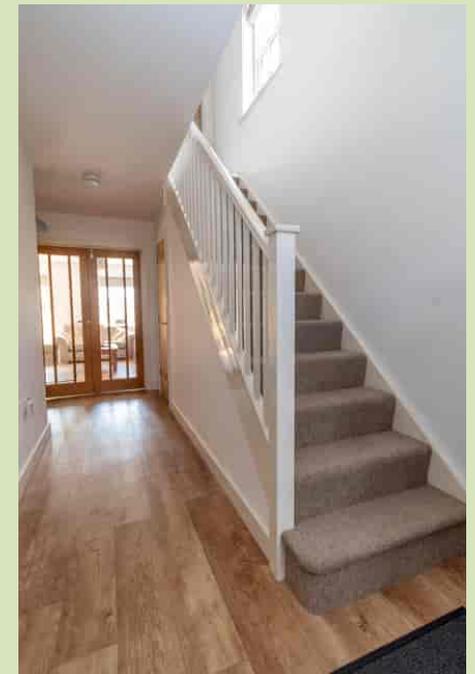
Superbly presented modern house with 3 bedrooms, 2 bathrooms, driveway parking and a south facing garden with studio, close to town centre. No chain.

### DESCRIPTION

Offered for sale with no onward chain, 16 Norwich Road is a superbly presented modern semi detached house situated less than a 3 minute walk from the centre of the market town of Fakenham. Built in 2018 to a high specification, the property has spacious contemporary living accommodation comprising an entrance hall, cloakroom, well appointed kitchen/dining room and sitting room with a landing upstairs leading to 3 bedrooms, 1 with an en-suite shower room, and a family bathroom.

Further benefits include air source underfloor heating to the ground floor and radiators upstairs, air conditioning in the sitting room, timber double glazed sash windows and oak veneer internal doors. The current owners have also had plans drawn up for a single storey family room extension to the rear - please ask Belton Duffey for more information.

Outside, there is driveway parking and a south facing enclosed rear garden with a useful timber studio building.



## **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**

Entrance portico and a partly glazed front door leading to the entrance hall with the staircase to the first floor with storage cupboard under, vinyl flooring and doors to the kitchen/dining room, sitting room and cloakroom.

## **CLOAKROOM**

Suite comprising a pedestal wash basin with a tiled splashback, WC, vinyl flooring, recessed ceiling lights and extractor fan.

## **KITCHEN/DINING ROOM**

4.97m x 2.74m (16' 4" x 9' 0")

A well appointed fitted kitchen in contemporary gloss styling with an excellent range of floor and wall mounted storage units, extensive laminate worksurfaces with upstands incorporating a one and half bowl stainless steel sink unit with mixer tap. Integrated appliances including a double oven and ceramic hob with an extractor hood over, fridge, freezer, dishwasher and washing machine. Vinyl floor tiles, recessed ceiling lights and a timber framed double glazed sash window to front.

## **SITTING ROOM**

5.00m x 4.30m (16' 5" x 14' 1")

A bright and airy double aspect sitting room of generous proportions with timber framed double glazed doors leading outside to the garden and sash windows to the rear and side. Vinyl flooring, air conditioning unit.

## **FIRST FLOOR LANDING**

Timber framed double glazed sash window to side, access to loft space, radiator and doors to the 3 bedrooms and family bathroom.



## **BEDROOM 1**

4.16m x 3.93m (13' 8" x 12' 11") at widest points.

Timber framed double glazed sash window to front, radiator and a door to:

## **EN SUITE SHOWER ROOM**

Timber framed double glazed sash window to front. White suite comprising a fully tiled shower cubicle, wall mounted wash basin and WC. Chrome towel radiator, vinyl floor tiles, shaver socket, recessed ceiling lights and extractor fan.

## **BEDROOM 2**

5.48m x 2.90m (18' 0" x 9' 6") at widest points.

Timber framed double glazed sash window to rear, built-in double wardrobe cupboard, radiator.

## **BEDROOM 3**

4.33m x 2.00m (14' 2" x 6' 7")

Timber framed double glazed sash window to rear, radiator.

## **FAMILY BATHROOM**

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen, pedestal wash basin and WC. Tiled splashbacks, chrome towel radiator, vinyl floor tiles, shaver socket, recessed ceiling lights and extractor fan.

## **OUTSIDE**

Number 16 has an attractive street presence behind an ornamental brick wall with cast iron railings and private driveway to the side providing off street parking and double gated access to further hardstanding and the rear garden.

The enclosed rear garden has a sunny southerly aspect with an Indian sandstone patio immediately adjacent to the rear of the property and a neat lawned area beyond. External lighting, secure fencing to boundaries.

## **GARDEN STUDIO**

4.60m x 2.50m (15' 1" x 8' 2")

Of timber construction with power and light connected.

## **DIRECTIONS**

From Belton Duffey's Fakenham Office turn right from Market Place into Norwich Street and continue for 150 metres, crossing the roundabout and continuing along Norwich Road. Number 16 can be found on the right between Chapel Antiques Centre and Aldi supermarket.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Air source underfloor heating to the ground floor and radiators upstairs. Air conditioning unit in sitting room. EPC Rating Band B.

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

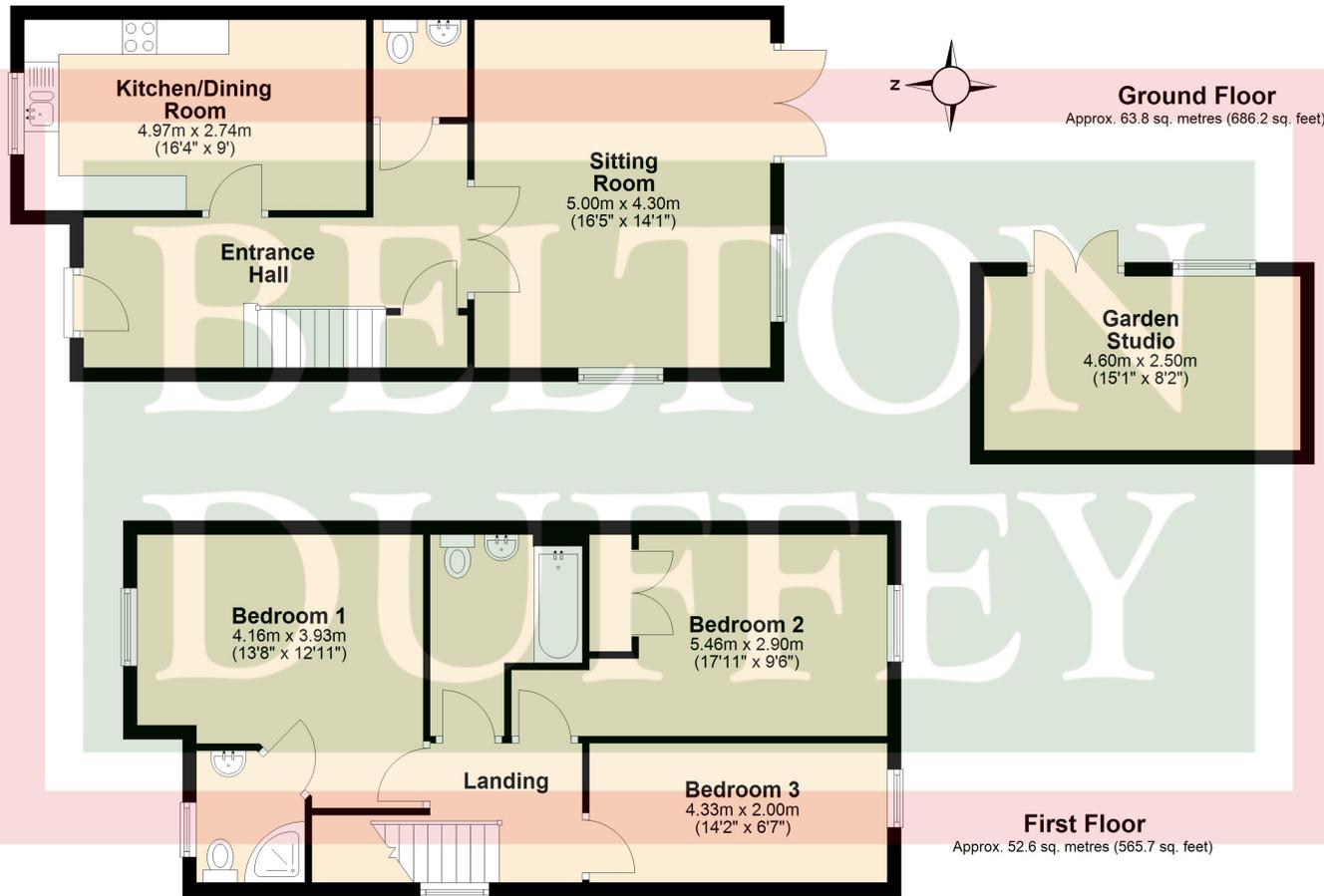
## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





Total area: approx. 116.3 sq. metres (1251.9 sq. feet)





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