



8 Woodlands, Fakenham
Offers in Excess of £200,000

BELTON DUFFEY

8 WOODLANDS, HAYES LANE, FAKENHAM, NORFOLK, NR21 9RD

A modern 2 bedroom mid terrace house situated in a tucked away location off Hayes Lane, within walking distance of the town centre. No chain.

DESCRIPTION

Number 8 is a modern mid terrace house on the exclusive Woodlands development of 8 other similar properties, within walking distance of the centre of the market town of Fakenham. The development is situated in an attractive setting set well back off Hayes Lane and backing onto woodland.

There is accommodation comprising an entrance lobby, kitchen, sitting/dining room with a conservatory off and a landing upstairs leading to 2 bedrooms and a bathroom. Further benefits include gas-fired central heating and UPVC double glazed windows and doors.

Outside, there is a low maintenance garden to the front of property and a south facing rear garden with parking.

8 Woodlands is being offered for sale with no onward chain.



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 LOBBY

1.50m x 1.00m (4' 11" x 3' 3")

A partly glazed UPVC door leads from the garden to the front of the property into the entrance lobby with space for coat hooks and shoe storage etc. Staircase leading up to the first floor landing, radiator and an opening to:

KITCHEN

3.49m x 2.42m (11' 5" x 7' 11")

A range of base and wall units with laminate worktops incorporating a resin sink unit with a chrome mixer tap, tiled splashbacks. Integrated oven and gas hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer. Understairs storage cupboard, gas-fired boiler, vinyl flooring, window overlooking the front garden and a door leading into:

SITTING/DINING ROOM

5.49m x 3.49m (18' 0" x 11' 5")

Deep downstairs cupboard, faux fireplace, radiator and sliding patio doors leading into:

CONSERVATORY

3.34m x 2.83m (10' 11" x 9' 3")

Double glazed UPVC construction with a polycarbonate roof, radiator, tiled floor and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

1.85m x 1.72m (6' 1" x 5' 8")

Loft hatch and doors to the 2 bedrooms and bathroom.



BEDROOM 1

3.48m x 3.07m (11' 5" x 10' 1")

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

BEDROOM 2

3.48m x 2.43m (11' 5" x 8' 0") at widest points.

Built-in cupboard and desk unit, radiator and a window overlooking the front garden.

BATHROOM

2.31m x 1.51m (7' 7" x 4' 11")

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, vanity storage unit incorporating a wash basin, WC. Radiator, tiled splashbacks and extractor fan.

OUTSIDE

This exclusive development is approached off Hayes Lane over a communal gravelled driveway leading to the rear of the property where there is parking for number 8. A pedestrian gate leads from the parking area to the south facing rear garden which comprises a paved terrace with gravelled areas, fenced boundaries and 2 timber sheds.

The front garden has plant beds with a paved walkway leading to the entrance door, outside lighting.

DIRECTIONS

From Belton Duffey's office in Fakenham, proceed across the market place onto Oak Street. Pass the library on the right and take the next left-hand turning into Nelson Road.

Proceed along this road which continues into Hayes Lane where you will see the Woodlands development a little further up on the left-hand side, set back from the road. Number 8 is on the right-hand side of the development, 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 C.

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

TENURE

This property is for sale Freehold.

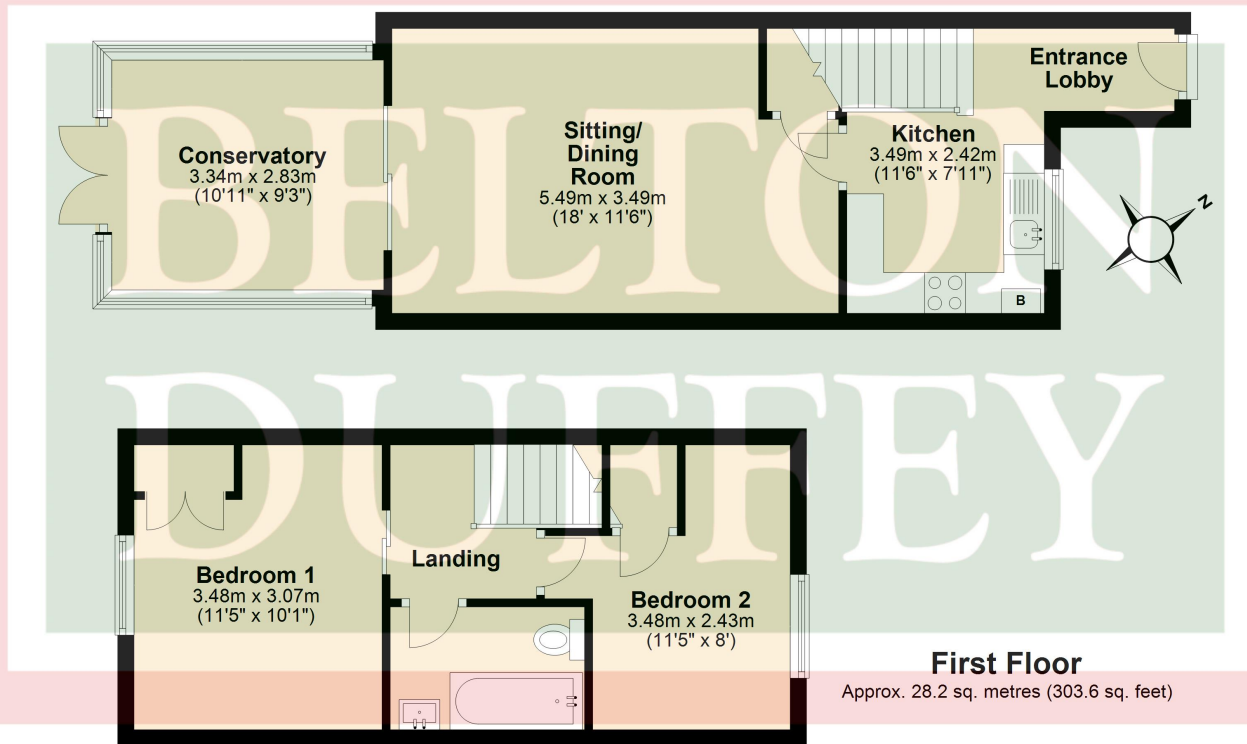
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)

Total area: approx. 68.4 sq. metres (736.2 sq. feet)





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