



**Yorick, Fakenham**  
**£350,000**

**BELTON DUFFEY**





## **YORICK, 2B MISSION LANE, FAKENHAM, NORFOLK, NR21 8LH**

A 3 bedroom detached bungalow situated on a private lane on the outskirts of the market town of Fakenham. No onward chain.

### **DESCRIPTION**

Yorick is a rare opportunity to purchase an individual detached bungalow situated on a private lane on the outskirts of the market town of Fakenham. There is extensive driveway parking to the front and side with a detached brick built garage, a private side garden and a lawned west facing garden to the rear.

The property would now benefit from a programme of light refurbishment but does have the benefit of UPVC double glazed windows and doors throughout, gas-fired central heating with a fireplace housing a gas fire in the sitting room. The spacious living accommodation comprises a good sized entrance hall, kitchen/breakfast room with a separate utility, dining room, large sitting room and a conservatory which overlooks the rear garden. Bedroom 1 has an en suite shower room and there are 2 further bedrooms and a family bathroom.

Yorick 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 HALL**

7.42m x 2.9m (24' 4" x 9' 6") at widest points.

A partly glazed UPVC door with a storm porch over and fixed side window leads from the garden to the side of the property into the spacious entrance hall with room for freestanding furniture. Shelved airing cupboard housing the hot water cylinder and a further storage cupboard, 2 radiators, loft hatch and doors the principal rooms.







## **KITCHEN/BREAKFAST ROOM**

3.78m x 2.97m (12' 5" x 9' 9")

A range of oak base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink with mixer tap and filtered water tap, tiled splashbacks. Breakfast bar with space under for stools, cooker space, space for a freestanding fridge freezer, radiator and a serving hatch the dining room.

Window overlooking the side garden and a door leading into:

## **UTILITY ROOM**

2.99m x 1.93m (9' 10" x 6' 4")

Oak base cupboards with a laminate worktop incorporating a stainless steel sink, tiled splashbacks. Worcester gas-fired boiler, spaces and plumbing for a washing machine and tumble dryer, loft hatch, radiator, window to the side and a partly glazed UPVC door to the conservatory.

## **DINING ROOM**

3.12m x 2.99m (10' 3" x 9' 10")

Radiator, archway to the entrance hall, serving hatch to the kitchen and UPVC sliding patio doors to the conservatory,

## **SITTING ROOM**

5.34m x 3.99m (17' 6" x 13' 1")

A good sized triple aspect room with windows to the side, overlooking the rear garden and UPVC sliding patio doors to the conservatory. Stone fireplace housing a gas fire, 2 radiators.

## **CONSERVATORY**

3.86m x 3.8m (12' 8" x 12' 6")

UPVC double glazed construction on a low brick wall with a polycarbonate roof, ceiling fan and light, tiled floor and French doors leading outside to the rear garden.

## **BEDROOM 1**

3.54m x 3.21m (11' 7" x 10' 6")

Double aspect windows to the front and side, radiator and a door leading into:







## **EN SUITE SHOWER ROOM**

2.04m x 1.36m (6' 8" x 4' 6")

A suite comprising a shower cubicle with a brass mixer shower, pedestal wash basin, WC. Tiled splashbacks, white towel radiator, wall heater, shaver point and light, window to the side with obscured glass.

## **BEDROOM 2**

3.21m x 2.99m (10' 6" x 9' 10")

Radiator and a window to the side.

## **BEDROOM 3**

2.58m x 2.51m (8' 6" x 8' 3")

Radiator and a window to the front.

## **FAMILY BATHROOM**

3.21m x 1.8m (10' 6" x 5' 11")

A suite comprising a large corner bath, shower cubicle with a chrome mixer shower, vanity cupboard incorporating a wash basin, WC. Tiled splashbacks, white towel radiator, shaver point and light, window to the side with obscured glass.

## **OUTSIDE**

Yorick is situated at the top of a private lane set back behind a low brick wall with a wide metal gate opening onto an extensive tarmac driveway providing parking and leading to the detached garage. A further gravelled driveway to the north provides additional parking and where there is also a timber garden shed.

An archway leads through a hedge to a private garden to the side with a gravelled plant bed and walkways to the entrance porch and garage. The walkway continues to the side of the property and leads to the west facing rear garden. The garden comprises a paved terrace bounded by a low brick wall with a lawn beyond, tall fenced boundaries, perimeter borders and a greenhouse.

## **GARAGE**

5.00m x 2.74m (16' 5" x 9' 0")

A detached brick built garage with a tiled roof. Electric remote control roller shutter door to the front, power and light and pedestrian doors to the side garden and out onto Mission Lane.





## **DIRECTIONS**

Leave Fakenham town centre on the Norwich Road passing the turning on the left to Smiths Lane and take the next right onto Mission Lane. You will see Yorick (number 2b) immediately on the right, 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 TBC.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

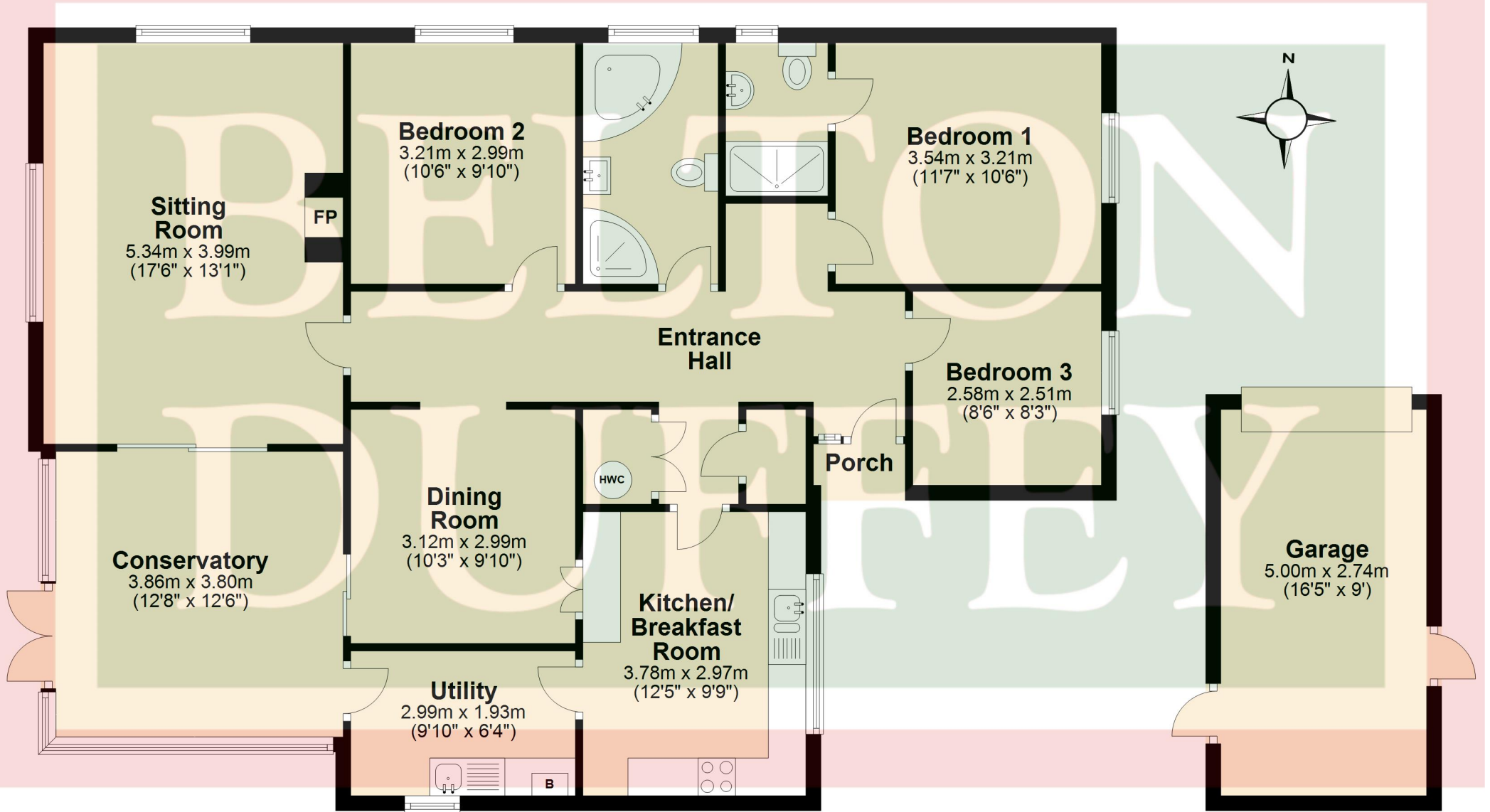
Strictly by appointment with the agent.





# Ground Floor

Approx. 134.7 sq. metres (1450.4 sq. feet)



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)





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