



**1 Magnolia Close, Fakenham**  
**Guide Price £500,000**

**BELTON DUFFEY**



# 1 MAGNOLIA CLOSE, FAKENHAM, NORFOLK, NR21 8GD

Guide £500,000-£525,000. A spacious high specification detached chalet house with 3 bedroom accommodation, attached garage and an attractive south facing garden close to the town centre.

## DESCRIPTION

1 Magnolia Close is a rare opportunity to purchase a high specification chalet house situated on a small exclusive cul de sac of just 3 other properties close to the centre of the market town of Fakenham. The property has superbly presented ground floor accommodation comprising an entrance hall, kitchen/breakfast room with separate utility, sitting room, bedroom 3 and a shower room. Upstairs, there is a spacious galleried landing, 2 further double bedrooms and a well appointed bathroom.

The property further benefits oil-fired underfloor heating to the ground floor and radiators upstairs, UPVC double glazed windows and doors throughout, oak internal doors, stainless steel sockets and switches and an intruder alarm installed.

Outside, there is driveway parking, an attached garage with electric up and over door, workshop and an attractive south facing garden to the rear with a large open fronted garden room.

## 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

4.57m x 2.11m (15' 0" x 6' 11")

A contemporary partly glazed composite door leads from the front of the property into the entrance hall with an open tread oak and glass staircase to the first floor landing. Space for freestanding furniture, Karndean vinyl floor tiles and recessed ceiling lights.



## **KITCHEN/BREAKFAST ROOM**

5.11m x 4.58m (16' 9" x 15' 0")

A bright and airy double aspect room with UPVC French doors with glazed panels to the sides leading outside to the rear garden and windows to the side and rear. A range of dark blue Shaker style base and wall units with quartz worktops and upstands incorporating a recessed white ceramic sink and drainer with a chrome swan neck Quooker tap providing boiling water.

Integrated appliances including a double oven, microwave, ceramic hob with an extractor hood over, fridge, freezer and dishwasher. Room for a breakfast table and chairs or sofa etc, Karndean vinyl floor tiles, recessed ceiling lights, power point for a wall mounted TV and a door leading into:

## **SITTING/DINING ROOM**

7.54m x 4.15m (24' 9" x 13' 7")

Another bright and airy double aspect room with windows to the front and rear and UPVC bi-fold doors leading outside to the rear garden. Contemporary flame effect electric fire with a power point for a wall mounted TV above, engineered oak flooring, wall lights and recessed ceiling lights.

## **UTILITY/BOOT ROOM**

2.88m x 2.27m (9' 5" x 7' 5")

Accessed off the entrance hall with a range of grey base and wall cupboards, worktop with space and plumbing under for a washing machine. Spaces for coat hooks and shoe storage etc, Karndean vinyl floor tiles, recessed ceiling lights and a window to the side.

## **BEDROOM 3**

3.65m x 2.88m (12' 0" x 9' 5")

Large built-in wardrobe cupboard, recessed ceiling lights and a window to the front.

## **SHOWER ROOM**

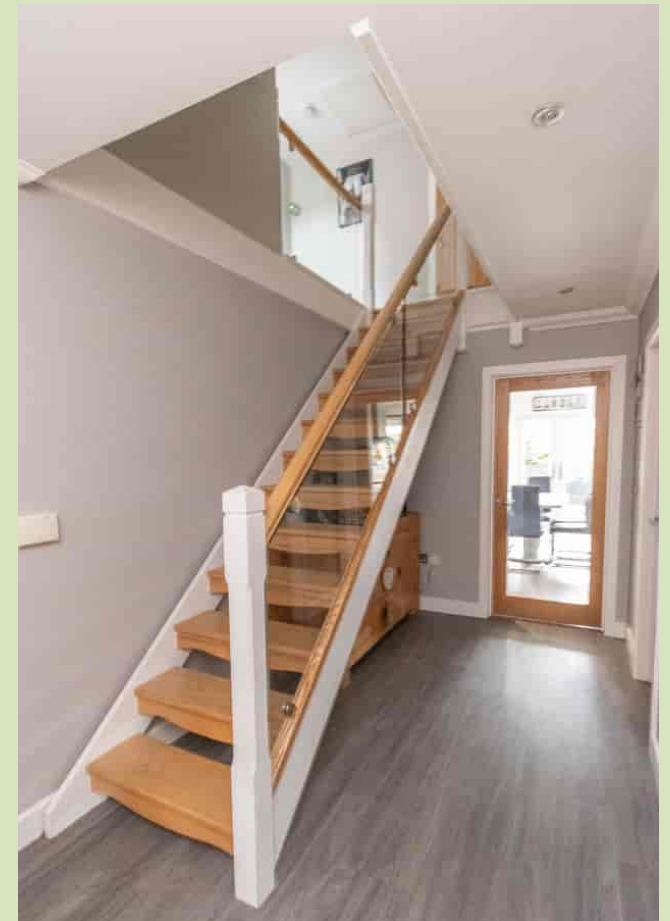
2.04m x 1.89m (6' 8" x 6' 2")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and worktop, concealed cistern WC. Illuminated mirrored bathroom cabinet, wall cupboard, ceramic tiled floor and walls, recessed ceiling lights, extractor fan, chrome towel radiator and a window to the front with obscured glass.

## **FIRST FLOOR LANDING**

4.36m x 2.00m (14' 4" x 6' 7")

Spacious galleried landing with room for freestanding furniture and a large walk-in airing cupboard with radiator and access to eaves. Radiator, loft hatch, recessed ceiling lights and a Velux window to the front. Doors to the 2 upstairs bedrooms and bathroom.



## **BEDROOM 1**

5.02m x 4.56m (16' 6" x 15' 0")

Radiator, access to eaves, power point for a wall mounted TV, Velux window to the front and a dormer window overlooking the rear garden.

## **BEDROOM 2**

4.56m x 3.70m (15' 0" x 12' 2")

Extensive range of fitted wardrobe cupboards, radiator, access to eaves, Velux window to the front and a dormer window overlooking the rear garden.

## **BATHROOM**

4.20m x 2.20m (13' 9" x 7' 3")

A white suite comprising a contemporary shaped bath with a shower mixer tap, large shower cubicle with a chrome mixer shower, vanity storage unit incorporating twin wash basins, concealed cistern WC. Mirrored bathroom cabinet, wall cupboard, ceramic tiled floor and walls, 2 chrome towel radiators and 2 Velux windows to the rear.

## **OUTSIDE**

1 Magnolia Close is approached over a gravelled driveway shared with 3 other properties on this small exclusive development leading to its own brick weave driveway providing parking and leading to the attached garage. Outside lighting, gravelled walkway and a small lawned front garden.

Tall pedestrian gates lead from both sides of the property where to one side there is space for refuse bin storage and the plastic oil storage tank is situated, access to the workshop/garage. The attractive rear garden beyond is south facing and comprises an extensive porcelain tiled terrace with steps leading down to a lawn with a central feature tree, outside tap, lighting and power sockets. There is also a large west facing open fronted garden room with power and light, window to the side and room for an outside dining table and chairs etc.

## **GARAGE**

5.96m x 3.61m (19' 7" x 11' 10")

Electric remote control roller shutter door to the front, power and light, UPVC window to the side and a door leading into:

## **WORKSHOP**

3.61m x 1.55m (11' 10" x 5' 1")

Housing the pressurised hot water cylinder with a UPVC door to the side and a window to the rear.

## **DIRECTIONS**

From Belton Duffey's Fakenham Office, head 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 onto The Drift, continuing for approximately 100 yards where you will see Magnolia Close on the right. Number 1 can be found a little further up on the left-hand side.





## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Oil-fired underfloor central heating to the ground floor and radiators upstairs. EPC Rating Band C.

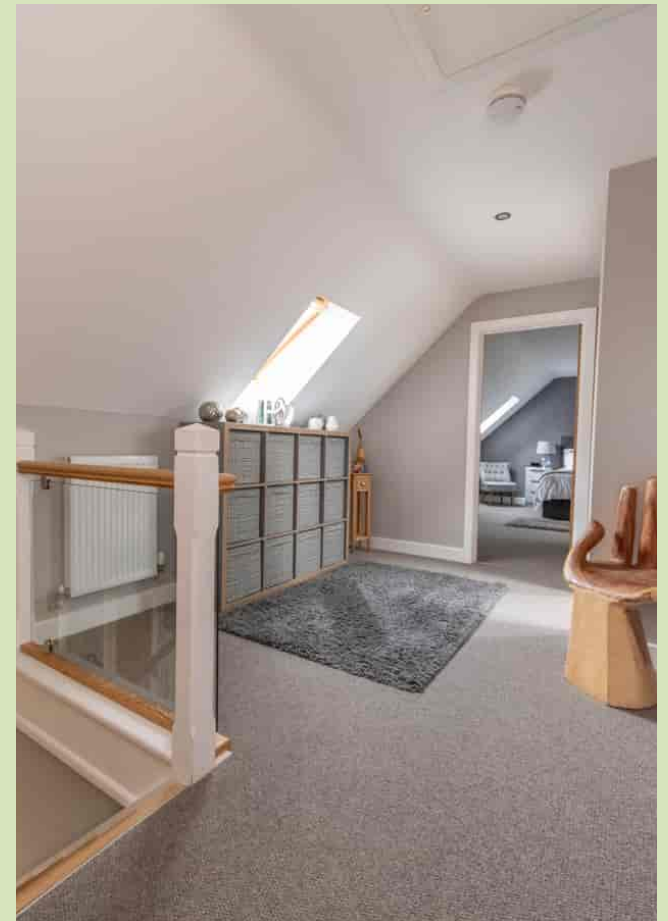
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

## **TENURE**

This property is for sale Freehold.

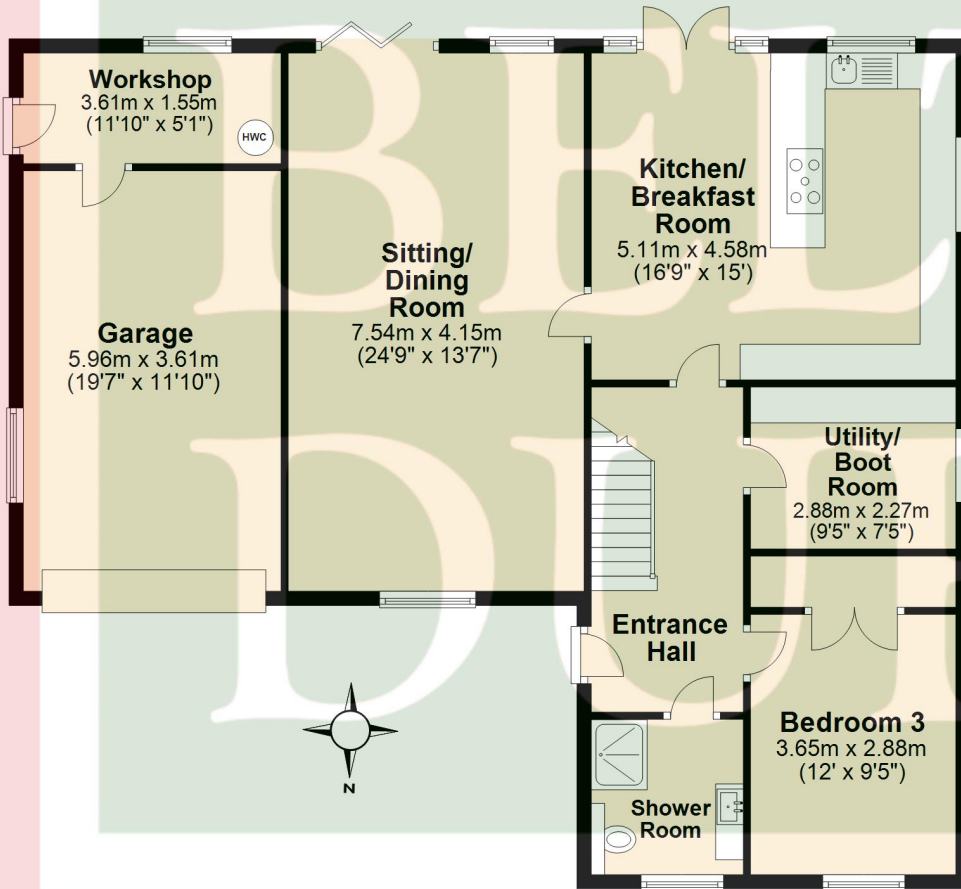
## **VIEWING**

Strictly by appointment with the agent.



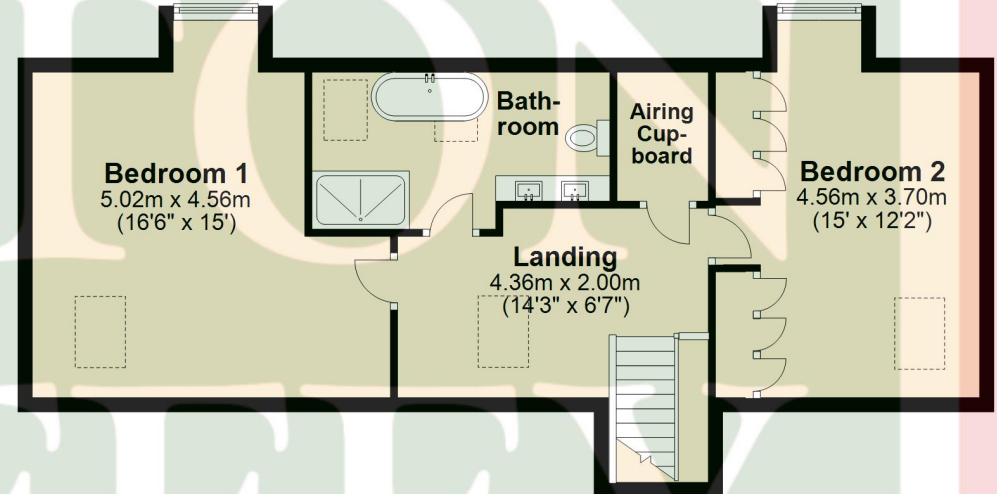
### Ground Floor

Approx. 115.9 sq. metres (1247.4 sq. feet)



### First Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 178.6 sq. metres (1922.6 sq. feet)



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