



**3 Chestnut Close, Fakenham**  
**Guide Price £450,000**

**BELTON DUFFEY**



## **3 CHESTNUT CLOSE, FAKENHAM, NORFOLK, NR21 9FA**

A superb modern 4 bedroom, 2 bathroom house with good sized attractive wrap around gardens and garage in a tucked away location close to the town centre. No chain.

### **DESCRIPTION**

3 Chestnut Close forms part of this small, exclusive development of just 3 houses located off Nelson Road in the attractive old part of Fakenham town centre. Nelson Road is made up of attractive period properties from a range of eras and styles with larger Georgian residences sitting alongside Victorian terraced cottages and Edwardian family homes. The town centre and schools are just a few minutes' walk away and yet this road is, in contrast, a peaceful haven.

The property was built in 2017 to a high specification of mellow brick walls under a clay tiled roof with double glazed windows and doors, oak veneer internal doors, cavity wall insulation and air source heating. Flexible family sized accommodation comprises an entrance hall, cloakroom, spacious L-shaped kitchen/dining room with separate utility and a sitting room. Upstairs, the galleried landing leads to 4 bedrooms, 1 with an en suite shower room, and a family bathroom.

Outside, the property has parking to the front for several vehicles, an integral garage and a good sized attractively landscaped garden which is south facing and wraps around the property to the side and rear.

3 Chestnut Close 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**

4.48m x 2.1m (14' 8" x 6' 11") at widest points.

A partly glazed door with outside lights leads from the front of the property into the entrance hall with an oak staircase leading up to the galleried first floor landing. Ceramic floor tiles, doors to the cloakroom, sitting room and kitchen/dining room.

## **CLOAKROOM**

2.1m x 0.99m (6' 11" x 3' 3")

Pedestal wash basin with a tiled splashback, WC, ceramic floor tiles, extractor fan.

## **SITTING ROOM**

4.44m x 3.86m (14' 7" x 12' 8")

A nicely proportioned sitting room with a window to the front.

## **KITCHEN/DINING ROOM**

6.11m x 5.4m (20' 1" x 17' 9") at widest points.

A spacious L-shaped kitchen/dining room with recessed ceiling lights and ceramic floor tiles. Comprising:

### **KITCHEN AREA**

Range of pale Shaker style base and wall units with quartz composite worktops and matching upstands incorporating a recessed sink and drainer. Integrated appliances including an oven, combination microwave/grill, ceramic hob with a stainless steel extractor hood over, fridge and freezer with provision to install a dishwasher. Window overlooking the rear garden. Open plan to:

### **DINING AREA**

Room for a large dining table and chairs, deep understairs storage cupboard, French doors leading outside to the rear garden and a door to:

## **UTILITY ROOM**

3.02m x 2.02m (9' 11" x 6' 8")

Pale Shaker style base units with quartz composite worktops and matching upstands incorporating a recessed sink and drainer. Spaces and plumbing for a washing machine and stacked tumble dryer. Space for coat hooks and shoe storage, recessed ceiling lights, extractor fan and ceramic tiled floor.

Window overlooking the rear garden and a partly glazed door leading outside. Door to the garage.



## **FIRST FLOOR LANDING**

4.77m x 1.86m (15' 8" x 6' 1")

Galleried first floor landing with radiator and doors to the 4 bedrooms and family bathroom. Shelved airing cupboard with a radiator.

## **BEDROOM 1**

4.1m x 3.54m (13' 5" x 11' 7") at widest points.

Radiator, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

3.00m x 1.21m (9' 10" x 4' 0")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin with a tiled splashback, WC. Vinyl flooring, chrome towel radiator, extractor fan and recessed ceiling lights.

## **BEDROOM 2**

6.48m x 3.02m (21' 3" x 9' 11")

A good sized flexible double aspect bedroom with a dormer window to the front and a large Velux window to the rear, 2 radiators, eaves storage.

## **BEDROOM 3**

4.10m x 2.95m (13' 5" x 9' 8") at widest points.

Radiator, loft hatch and a window overlooking the rear garden.

## **BEDROOM 4**

3.45m x 2.93m (11' 4" x 9' 7") at widest points.

Radiator and a window overlooking the rear garden.

## **FAMILY BATHROOM**

2.34m x 2.06m (7' 8" x 6' 9")

A white suite comprising a panelled bath with a shower mixer tap, vanity storage unit incorporating a wash basin with a tiled splashback, WC. Vinyl flooring, radiator, extractor fan, recessed ceiling lights and a window to the front with obscured glass.



## **OUTSIDE**

3 Chestnut Close is approached over a shared gravelled driveway leading to the front of the property where there is parking for several vehicles and leading to the integral garage and entrance door with outside lighting.

A tall fence to the side with a pedestrian gate opening onto the rear garden where there is a paved area to the side with space for refuse bin storage etc, air source heating pump and a deep barked bed with tall trees. The main garden is a delight being south facing and comprising an extensive paved patio opening out from the utility room and kitchen/dining room French doors with a good sized lawn beyond. Tall timber fences to the boundaries, deep borders planted with low shrubs and plants, large shed/workshop, outside tap and lighting.

## **GARAGE**

5.94m x 3.02m (19' 6" x 9' 11")

Integral garage with an electric remote control roller shutter door to the front, power and light. Daikin air source heating system and hot water cylinder, connecting door to the utility room.

## **DIRECTIONS**

From Belton Duffey's Fakenham office, cross the market place into Oak Street with the library on your right. Turn left into Nelson Road, where a gravelled driveway leading to the development will be found approximately 60 yards down on the left, immediately after the turning into Olive Fisher Court. Turn down the gravelled driveway bearing right at the fork where you will see number 3 immediately on the left-hand side.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

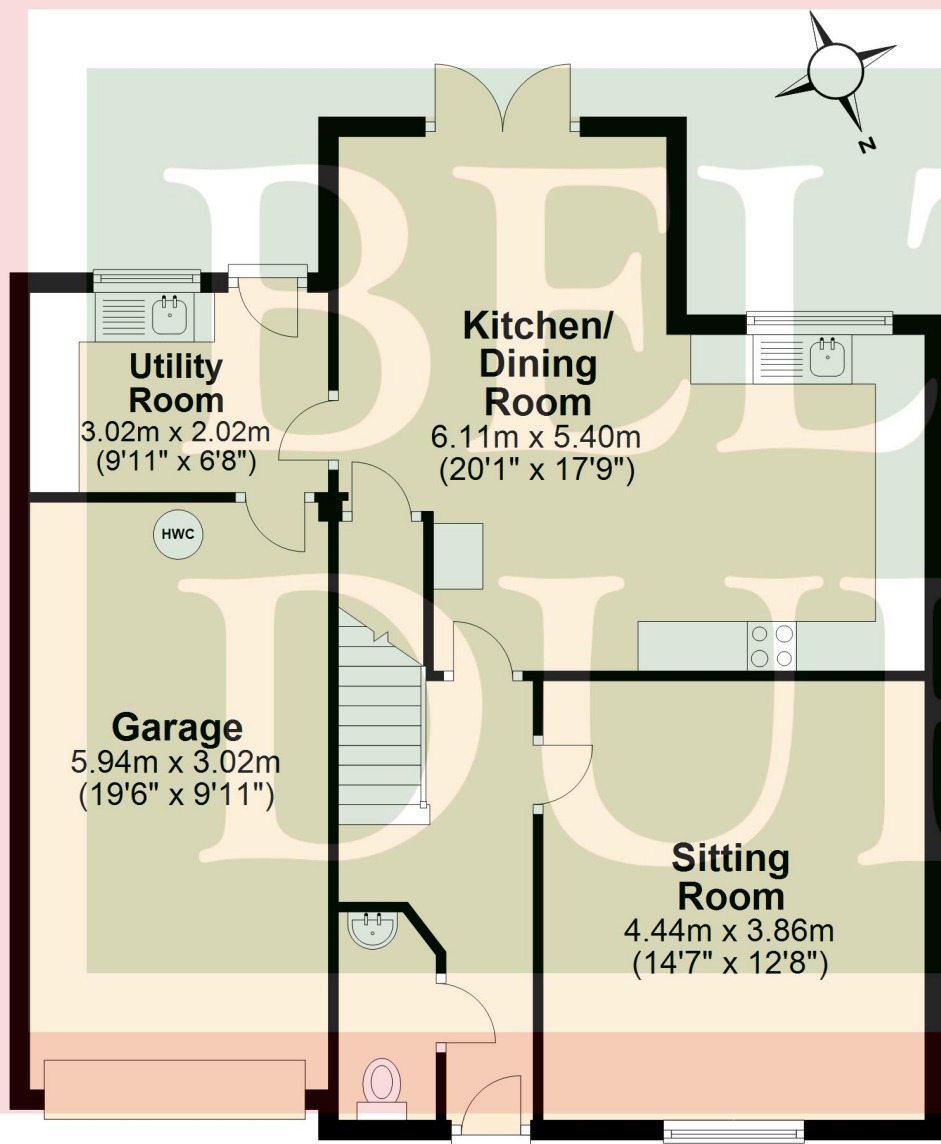
## **VIEWING**

Strictly by appointment with the agent.



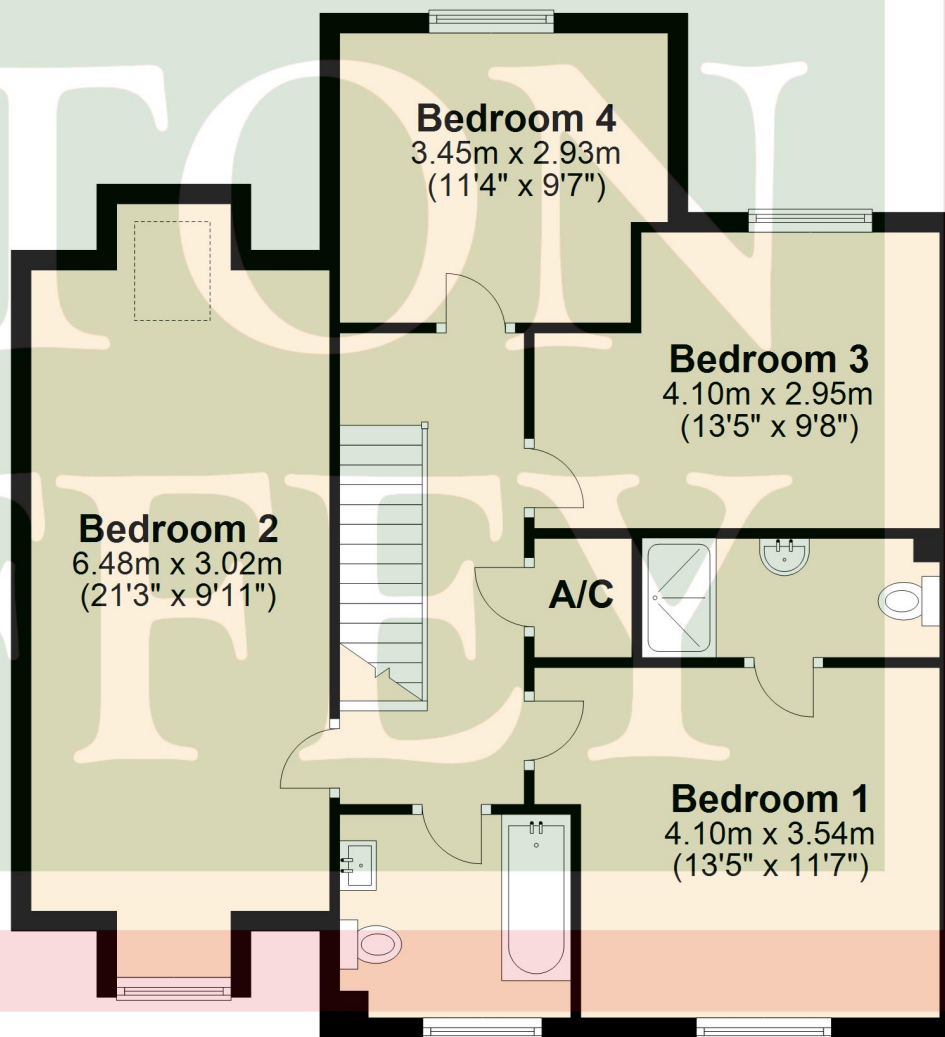
## Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



## First Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



Total area: approx. 155.6 sq. metres (1674.5 sq. feet)



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