



32 William Road, Fakenham
Guide Price £350,000

BELTON DUFFEY



32 WILLIAM ROAD, FAKENHAM, NORFOLK, NR21 8LT

A detached bungalow situated on the outskirts of town with spacious 3 bedroom, 2 bathroom accommodation, conservatory, garage and attractive west facing rear garden.

DESCRIPTION

Tucked away in a sought after residential area on the outskirts of the market town of Fakenham, 32 William Road is an attractive detached bungalow offering spacious and well presented accommodation. The property features an L-shaped entrance hall, a well appointed kitchen and a generous 20 foot sitting/dining room leading into a conservatory. There are 3 bedrooms, including a principal bedroom with an en suite shower room, along with a luxurious family bathroom.

The home has been thoughtfully updated by the current owners and benefits from gas-fired central heating, a feature fireplace in the sitting/dining room housing a wood burning stove and double glazed windows and doors throughout.

Outside, the bungalow is set behind a gravelled driveway providing parking and access to the attached garage. To the rear and side, the south and west facing garden has been attractively landscaped featuring paved and decked terraces, a neat lawn and well stocked plant borders.

SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction.

With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.



PORCH

Covered storm porch to the front of the property with outside light and a partly glazed composite door leading into:

ENTRANCE HALL

L-shaped entrance hall with 2 built-in double cupboards, 1 housing the gas-fired combi boiler, fitted display shelves. Stained parquet flooring, radiator, loft hatch and doors to the principal rooms.

KITCHEN

4.18m x 2.96m (13' 9" x 9' 9")

A range of fitted contemporary gloss grey base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with extractor hood over, fridge and freezer, spaces and plumbing for a washing machine and tumble dryer.

Vertical column radiator, tiled floor, recessed ceiling lights, window overlooking the garden and a partly glazed UPVC door leading outside.

SITTING/DINING ROOM

6.29m x 3.46m (20' 8" x 11' 4")

A good sized sitting/dining room with a recessed fireplace housing a wood burning stove on a stone hearth, 2 vertical column radiators. Double aspect with a box bay window to the front and sliding aluminium patio doors leading into:

CONSERVATORY

2.82m x 2.55m (9' 3" x 8' 4")

UPVC double glazed construction with a solid roof, tiled floor, power and light and French doors leading outside to the rear garden.

BEDROOM 1

4.18m x 3.86m (13' 9" x 12' 8") at widest points.

Radiator, window overlooking the garden and a door leading into:

EN SUITE SHOWER ROOM

2.73m x 0.97m (8' 11" x 3' 2")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Radiator, tiled floor and splashbacks, extractor fan and a window to the side with obscured glass.



BEDROOM 2

3.71m x 2.73m (12' 2" x 8' 11")

Radiator and a window to the rear.

BEDROOM 3

3.03m x 2.62m (9' 11" x 8' 7")

Currently used as a study/occasional bedroom with a built-in double wardrobe, radiator and a window to the front.

BATHROOM

2.73m x 1.65m (8' 11" x 5' 5")

A luxury white bathroom suite comprising a panelled bath with a shower mixer tap, vanity storage unit incorporating a wash basin, WC. Tall contemporary ladder style towel radiator, tiled floor and walls, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

OUTSIDE

Number 32 is approached over a gravelled driveway off William Road, shared with only 3 other properties. The drive leads to the front of the bungalow, where there is a gravelled parking area and access to the attached garage. The front garden is low maintenance being laid to gravel with a paved pathway leading to the front porch with outside light.

Pathways on both sides of the property provide access through tall timber gates to the attractive south and west facing rear garden. The garden has been beautifully landscaped and features a neat lawn bordered by well stocked plant beds, a paved patio area accessed from the kitchen and a decked terrace enclosed by a low brick wall - perfect for outdoor dining and relaxation.

Additional features include fenced boundaries, an outside tap, garden lighting and a timber shed.

GARAGE

5.45m x 2.73m (17' 11" x 8' 11")

Up and over door to the front, power and light, window to the side.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road and after approximately 1 mile, take the left hand turning into William Road. Continue to the end and turn left and left again down the gravelled lane where you will see number 32 at the end on the right-hand side.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators, wood burning stove in the sitting/dining room. EPC Rating Band C.

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

TENURE

This property is for sale Freehold.

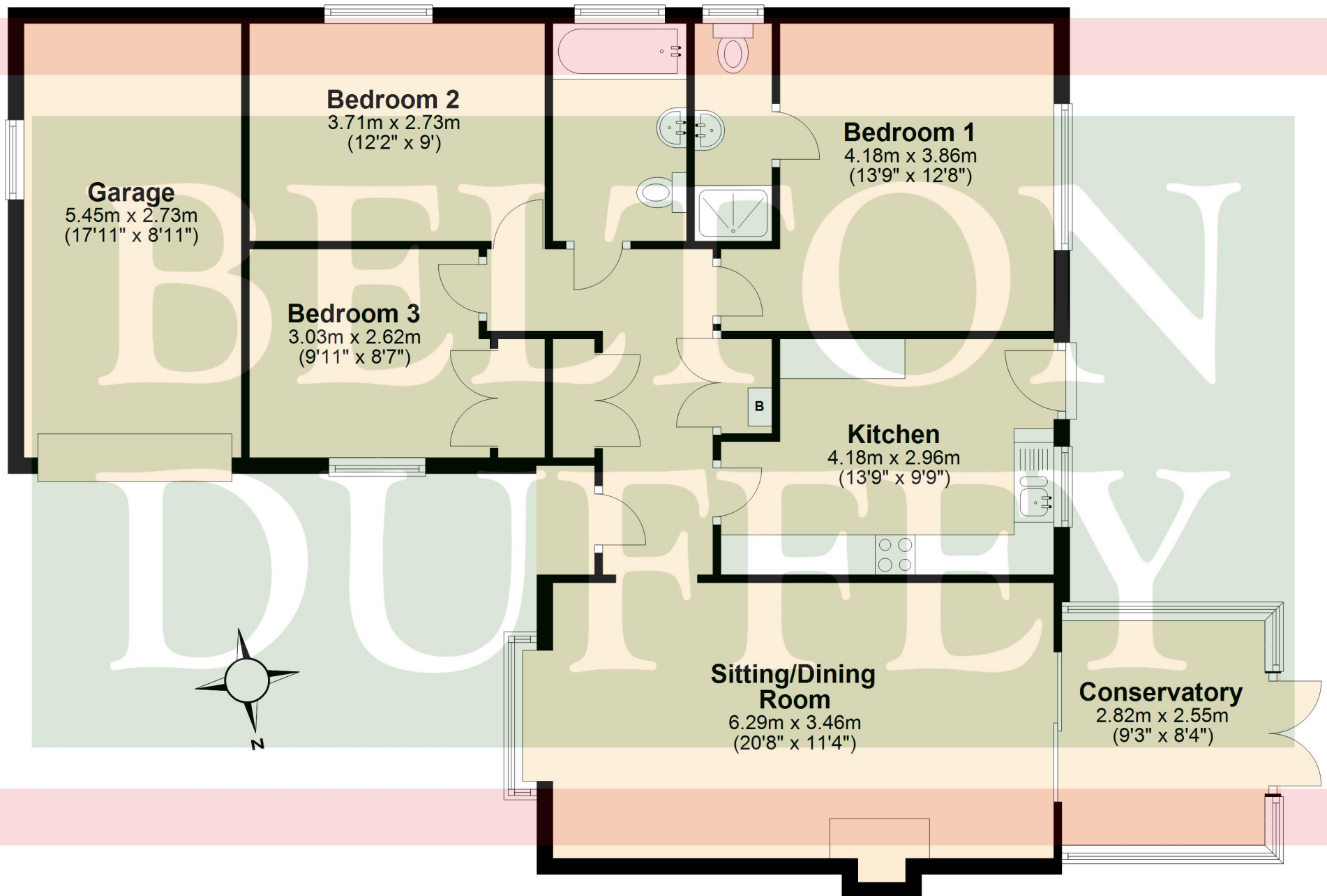
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 112.3 sq. metres (1209.2 sq. feet)



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)



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