



**2 Green Close, Hempton**  
**Guide Price £330,000**

**BELTON DUFFEY**





## **2 GREEN CLOSE, HEMPTON, NORFOLK, NR21 7LL**

A well presented 2/3 bedroom detached bungalow standing in good sized gardens with a conservatory and garage.  
No onward chain.

### **DESCRIPTION**

2 Green Close is a well presented modern detached bungalow situated on a cul de sac in the popular village of Hempton with easy access to Fakenham town centre. The property has well presented accommodation comprising an entrance porch, reception hall, kitchen/breakfast room, sitting room, 2 double bedrooms, luxury shower room and a dining room/bedroom 3 with a conservatory off. The property further benefits from gas-fired central heating and UPVC double glazed windows and doors throughout.

Outside, there is a brick weaved driveway providing parking, an attached garage and beautifully landscaped gardens to the front and rear.

2 Green Close is being offered for sale with no onward chain.

### **SITUATION**

Hempton is on the edge of north Norfolk's largest town, Fakenham - 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.

### **PORCH**

1.80m x 1.22m (5' 11" x 4' 0")

A partly glazed UPVC door leads from the front of the property into the porch of UPVC construction with sloping polycarbonate roof, window to the side with fitted roller blind, wall light, ceramic floor tiles. Glazed UPVC doors to the kitchen/breakfast room and the reception hall.







## **RECEPTION HALL**

4.59m x 2.71m (15' 1" x 8' 11") at widest points.

A spacious hallway with a cupboard with hanging rail and shelf, shelved airing cupboard housing the hot water cylinder, radiator, luxury vinyl flooring and loft hatch with a drop down ladder and light. Doors to all rooms.

## **KITCHEN/BREAKFAST ROOM**

3.51m x 3.06m (11' 6" x 10')

A range of cream wall and base units, including a glazed cabinet, with timber effect laminate worktops incorporating a Franke stainless steel sink with chrome swan neck mixer tap, tiled splashbacks.

Cooker space with a pull out extractor hood over, space and plumbing for a washing machine or dishwasher, fridge freezer space. Vinyl flooring, radiator and a UPVC window to the front with fitted roller blind.

## **SITTING ROOM**

4.60m x 3.56m (15' 1" x 11' 8")

A large marble fireplace housing a flame effect electric fire on a matching hearth, radiator, luxury vinyl flooring, wall lights and double aspect UPVC windows to the front and side with fitted vertical blinds.

## **DINING ROOM/BEDROOM 3**

2.63m x 2.40m (8' 8" x 7' 10")

Currently used as a dining room with radiator and UPVC French doors leading into the conservatory.

## **CONSERVATORY**

2.70m x 2.63m (8' 10" x 8' 8")

UPVC double glazed windows on a low brick wall with a sloping glass roof, fitted roller blinds, wall lights, radiator and UPVC French doors leading out to the rear garden.

## **BEDROOM 1**

4.41m x 3.17m (14' 6" x 10' 5")

Fitted double wardrobe with hanging rail and shelf, radiator and a UPVC window with fitted vertical blind to the front.







## **BEDROOM 2**

3.60m x 3.17m (11' 10" x 10' 5")

Radiator and a UPVC window overlooking the rear garden with fitted vertical blind.

## **SHOWER ROOM**

2.10m x 1.65m (6' 11" x 5' 5")

A white suite comprising a large shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Ceramic tiled floor and walls, mirrored bathroom cabinet, towel radiator, extractor fan and a UPVC window to the rear.

## **OUTSIDE**

2 Green Close is set back from the cul de sac behind a low walled boundary and is approached through brick pillars onto a brick weaved driveway providing parking for up to 2 cars and leading to the attached garage. The front garden has been gravelled for ease of maintenance with attractively planted plant and flower beds and the brick weave continues with walkways to the side of the property and the entrance porch and an area suitable for the storage of refuse bins etc.

The rear garden has fenced boundaries and comprises a lawn with well stocked perimeter borders, a paved seating area opening out from the conservatory French doors, concrete pathway, timber garden shed and a screened area for storage and composting etc.

## **GARAGE**

5.80m x 2.84m (19' x 9' 4")

Electric door to the front, power and light, gas-fired central heating boiler and a pedestrian door to the rear.

## **DIRECTIONS**

Leave Fakenham on the A1065 heading west towards Swaffham passing through the staggered crossroads at Hempton. Take the next right hand turning into Green Close where you will see number 2 a little further up 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 E.

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





## **TENURE**

This property is for sale Freehold.

## **VIEWING**

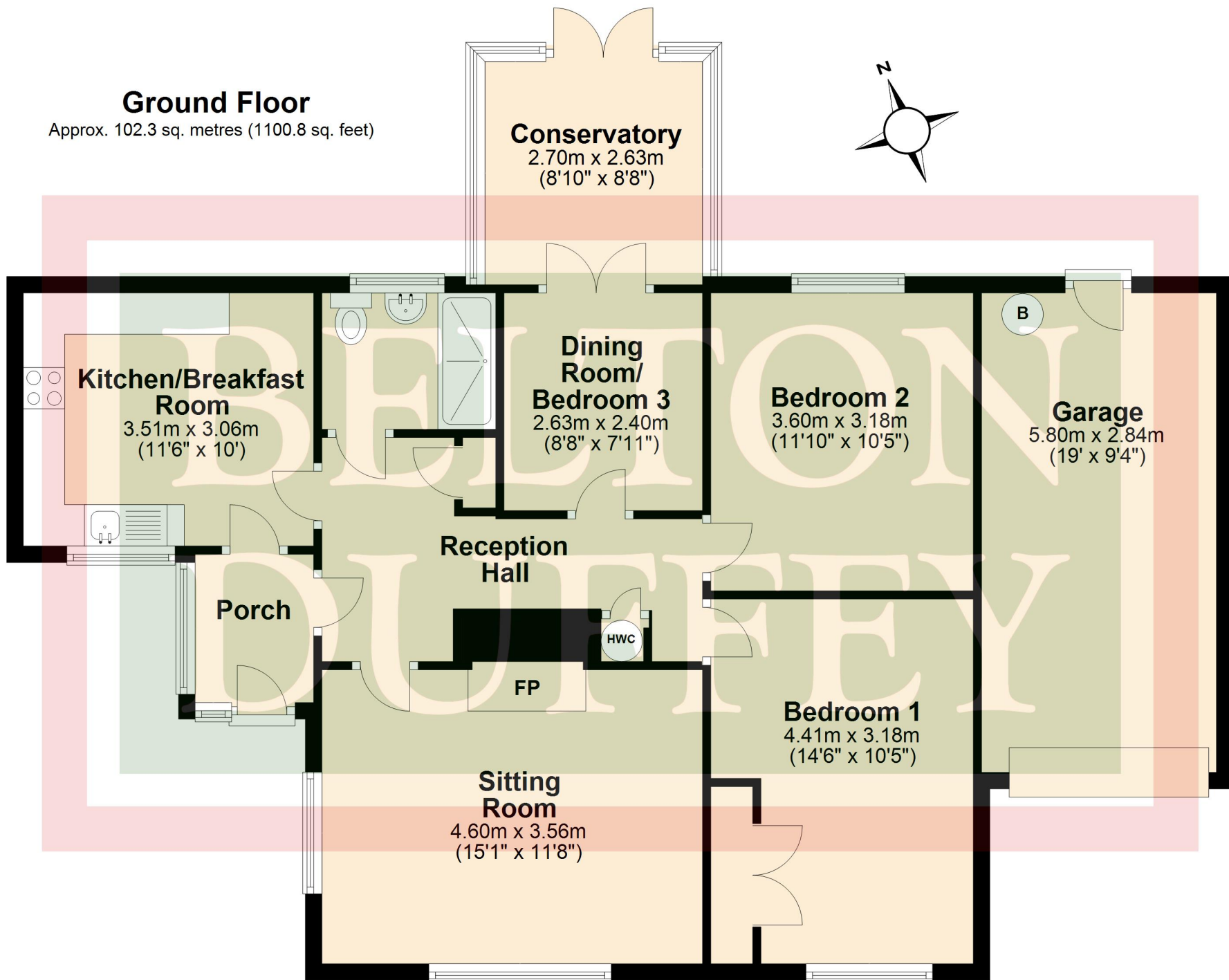
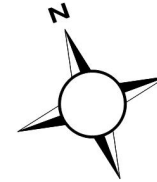
Strictly by appointment with the agent.





# Ground Floor

Approx. 102.3 sq. metres (1100.8 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)



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