



2 Buckenham Close, Fakenham
Offers in Excess of £500,000

BELTON DUFFEY



2 BUCKENHAM CLOSE, FAKENHAM, NORFOLK, NR21 8AG

A much improved modern detached family home of quality in quiet yet central location with self-contained annexe, mature gardens and ample parking.

DESCRIPTION

Pleasantly situated in a quiet, yet central, private cul-de-sac, this outstanding modern detached family home has been much improved by the present owners and now offers immaculately presented and spacious accommodation together with self-contained versatile annexe, well tended mature gardens with large workshop and off road parking for 3 vehicles.

The accommodation includes open plan reception hall, dining room, sitting room, family room, inner hall, hand-built fitted kitchen/breakfast room, utility room, cloakroom, luxury family bathroom, guest bedroom with en-suite and three further bedrooms. The property further benefits from gas to radiator central heating and double glazing throughout. The spacious annexe, suitable for a dependent relative, comprises conservatory overlooking the garden, fitted kitchen, lounge, double bedroom and shower room. The annexe has separate metered electricity supply and is council tax band A.

Externally, there are well tended and mature gardens of generous size complete with large workshop and large timber shed and, to the front, private driveway parking for 3 vehicles.

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.



RECEPTION HALL/DINING ROOM

6.80m x 3.00m (22' 4" x 9' 10")

Covered storm porch, external courtesy lighting, composite front door, a bright and welcoming open plan reception hall and dining room with high level window to front and window to rear overlooking the garden, staircase to first floor with recess under, attractive natural wood strip flooring, 2 radiators, wall mounted thermostat, coved ceiling.

SITTING ROOM

6.80m x 3.80m (22' 4" x 12' 6")

A generous multi-aspect room with sliding patio doors to rear garden, twin windows to side and window to front, feature fireplace with marble hearth housing electric living flame effect fire, 2 radiators, coved ceiling.

INNER HALL

Wood strip flooring, coved ceiling, doors to;

FAMILY ROOM

3.89m x 3.50m (12' 9" x 11' 6")

Window to rear, radiator, wood block effect laminate flooring, built-in storage drawers and desk unit, coved ceiling.

KITCHEN/BREAKFAST ROOM

3.50m x 3.30m (11' 6" x 10' 10") Plus recess

Dual aspect windows to either side, a stunning hand made bespoke kitchen in solid light oak comprising floor and wall mounted storage units, storage drawers and glass fronted dresser unit, extensive polished granite worksurfaces incorporating double bowl sink unit with swivel mixer tap, granite upstands, polished granite island work station and breakfast bar, recess for range style cooker, extractor hood, recess for fridge/freezer, tiled flooring, radiator, ceiling recessed downlighters, access to loft space, coved ceiling.

UTILITY ROOM

2.50m x 2.00m (8' 2" x 6' 7")

Door and window to side, range of hand made storage units, polished granite worksurfaces, recess housing gas fired boiler, space and plumbing for automatic dishwasher and washing machine, tiled flooring, radiator, coved ceiling.

CLOAKROOM

Window to side, close coupled WC, vanity unit with inset wash basin, storage cupboard, half height tiling, tiled flooring, radiator.

FIRST FLOOR LANDING

An attractive galleried landing with window to front, access to loft space, radiator, coved ceiling, doors to;



BEDROOM 1

3.90m x 3.60m (12' 10" x 11' 10")

Window to side, double built-in wardrobe cupboard, radiator, wall light point, coved ceiling.

FAMILY BATHROOM

Window to side, luxury suite comprising freestanding roll top and clawfoot bath, fully tiled double shower cubicle, vanity unit with inset wash basin and WC with concealed cistern, dado panelling, radiator, 2 heated towel rails, cushion floor covering, airing cupboard, ceiling recessed downlighters, extractor fan.

BEDROOM 2

3.60m x 3.50m (11' 10" x 11' 6")

window to rear, 2 double built-in wardrobe cupboards, radiator, ceiling recessed downlighters, coved ceiling.

EN-SUITE BATHROOM

Suite comprising panelled bath with shower attachment, pedestal wash basin and close coupled WC, extensive tiling, radiator, extractor fan.

BEDROOM 3

3.60m x 2.89m (11' 10" x 9' 6")

Window to rear, radiator, wall light point, coved ceiling.

BEDROOM 4

2.65m x 2.40m (8' 8" x 7' 10")

Window to front, double built-in wardrobe cupboard, radiator, coved ceiling.

ANNEXE**CONSERVATORY/RECEPTION ROOM**

4.68m x 2.73m (15' 4" x 8' 11")

A versatile entrance to the annexe of vaulted double glazed construction on retaining brick wall with double doors to the garden, double doors to the sitting room and half glazed door to side, fitted sun blinds, economy 7 storage radiator, wall light point, fully glazed door to;

GALLEY KITCHEN

2.90m x 1.48m (9' 6" x 4' 10")

Window to side, range of floor and wall mounted storage units, wood block effect worksurfaces with inset sink unit and swivel mixer tap, attractive tiling, 4 ring hob with extractor over, fitted oven, fitted microwave, space and plumbing for automatic washing machine, recess for fridge freezer, cushion floor covering.



SITTING ROOM

3.75m x 3.20m (12' 4" x 10' 6")

Window to side, double doors to conservatory, economy 7 storage radiator, coved ceiling.

BEDROOM

3.27m x 2.78m (10' 9" x 9' 1")

Window to side, double built in wardrobe cupboard, access to loft space.

SHOWER ROOM

High level window to side, easy access shower cubicle, pedestal wash basin, close coupled WC, full height tiling, heated towel rail.

OUTSIDE

2 Buckenham Close enjoys generous mature gardens with a large expanse of lawn to the rear with inset productive fruit trees and well stocked flower and shrub beds and borders, connecting pathways and patio area, timber shed/summerhouse, large workshop with power and light connected, block paved ornamental side garden, secure fencing to boundaries with wrought iron gated access to either side of house. To the front there is an ornamental garden area with block paving and dwarf shrub borders, the remainder is private hardstanding for 3 vehicles.

DIRECTIONS

Proceed out of Fakenham town centre on Queens Road and, at the staggered crossroads, turn right on to Greenway Lane and Buckenham Close is a private cul-de-sac, third turning on the left.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C. Annexe EPC Rating Band C.

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

TENURE

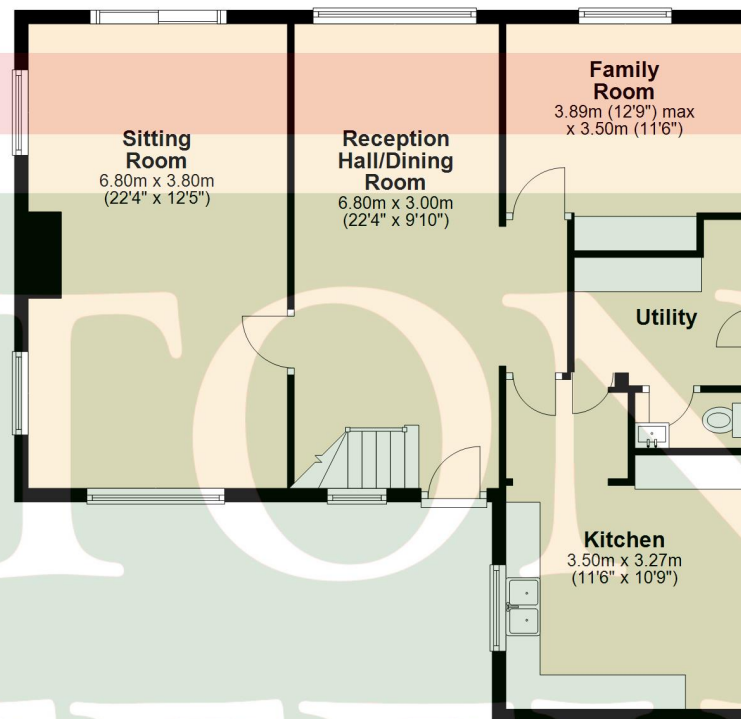
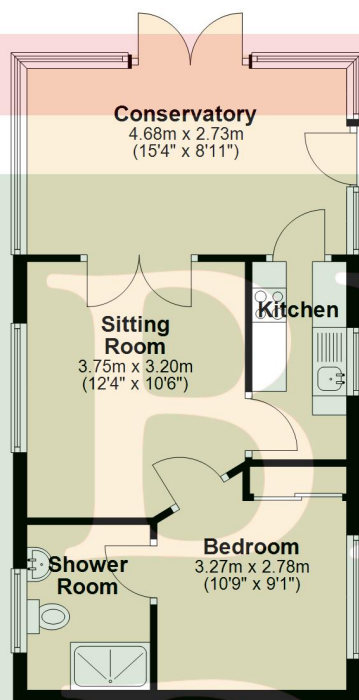
This property is for sale Freehold.

VIEWING

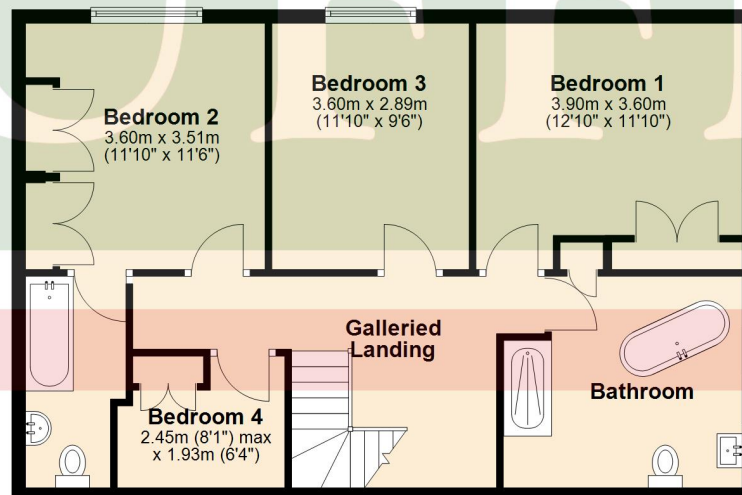
Strictly by appointment with the agent.



Ground Floor
Approx. 131.6 sq. metres (1417.0 sq. feet)



First Floor
Approx. 71.4 sq. metres (768.4 sq. feet)



Total area: approx. 203.0 sq. metres (2185.4 sq. feet)



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