



45 Gwyn Crescent, Fakenham
Guide Price £260,000

BELTON DUFFEY



45 GWYN CRESCENT, FAKENHAM, NORFOLK, NR21 8NE

GUIDE PRICE £260,000 - £280,000. Modern 3 bedroom, semi detached house with flexible family accommodation, driveway parking and gardens.

DESCRIPTION

GUIDE PRICE £260,000 - £280,000. 45 Gwyn Crescent is a modern semi detached house situated towards the end of a cul-de-sac in a popular location on the edge of the market town of Fakenham. The ground floor accommodation comprises a porch, entrance hall, a large L-shaped sitting room, kitchen, dining room and the former garage which is currently used as a hobbies room. Upstairs, the galleried landing leads to 3 bedrooms and a bathroom. Further benefits include a gas fire in the sitting room with back boiler providing central heating, photovoltaic solar panels and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking with lawned garden to the side and a rear garden with a paved terrace and lawn.

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 PORCH

A partly glazed composite door leads from the front of the property into the entrance porch with space for coat hooks and shoe storage. Tiled floor, windows to the front and side and glazed double doors leading into:

ENTRANCE HALL

Built-in storage cupboard, laminate flooring, door leading to the sitting room and an opening to the dining room.

SITTING ROOM

3.00m x 6.5m (9' 10" x 21' 4") At widest points

A large L-shaped double aspect room with a window to the front and glazed sliding patio doors leading outside to the rear garden. Fireplace housing a gas fire with back boiler providing central heating, 2 radiators.

DINING ROOM

2.23m x 4.58m (7' 4" x 15' 0")

Staircase leading up to the first floor landing, radiator, tiled floor, door to the garage/hobbies room and an opening to the kitchen. Glazed sliding patio doors leading outside to the rear garden.



KITCHEN

2.68m x 3.47m (8' 10" x 11' 5")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. integrated oven and ceramic hob with an extractor hood over, spaces for a freestanding fridge freezer, spaces and plumbing for a washing machine and dishwasher. Tiled floor and a window overlooking the rear garden.

HOBBIES ROOM

2.41m x 3.43m (7' 11" x 11' 3")

Former garage currently used as a hobbies room with a radiator, fitted storage cupboard and a window to the front.

FIRST FLOOR LANDING

Galleried landing with a window to the side, loft hatch and doors to the 3 upstairs bedrooms and bathroom.

BEDROOM 1

2.99m x 3.47m (9' 10" x 11' 5")

Radiator and a window overlooking the rear garden.

BEDROOM 2

2.99m x 3.14m (9' 10" x 10' 4")

Radiator and a window to the front of the property.

BEDROOM 3

2.73m x 3.15m (8' 11" x 10' 4")

Radiator and a window to the front of the property.

BATHROOM

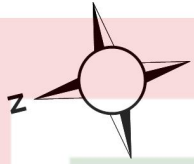
2.72m x 1.69m (8' 11" x 5' 7")

A suite comprising a panelled bathtub with jets, shower over and shower curtain, pedestal wash basin and WC. Built-in airing cupboard housing the hot water cylinder, vinyl flooring, tiled walls and a window to the rear with obscured glass.

OUTSIDE

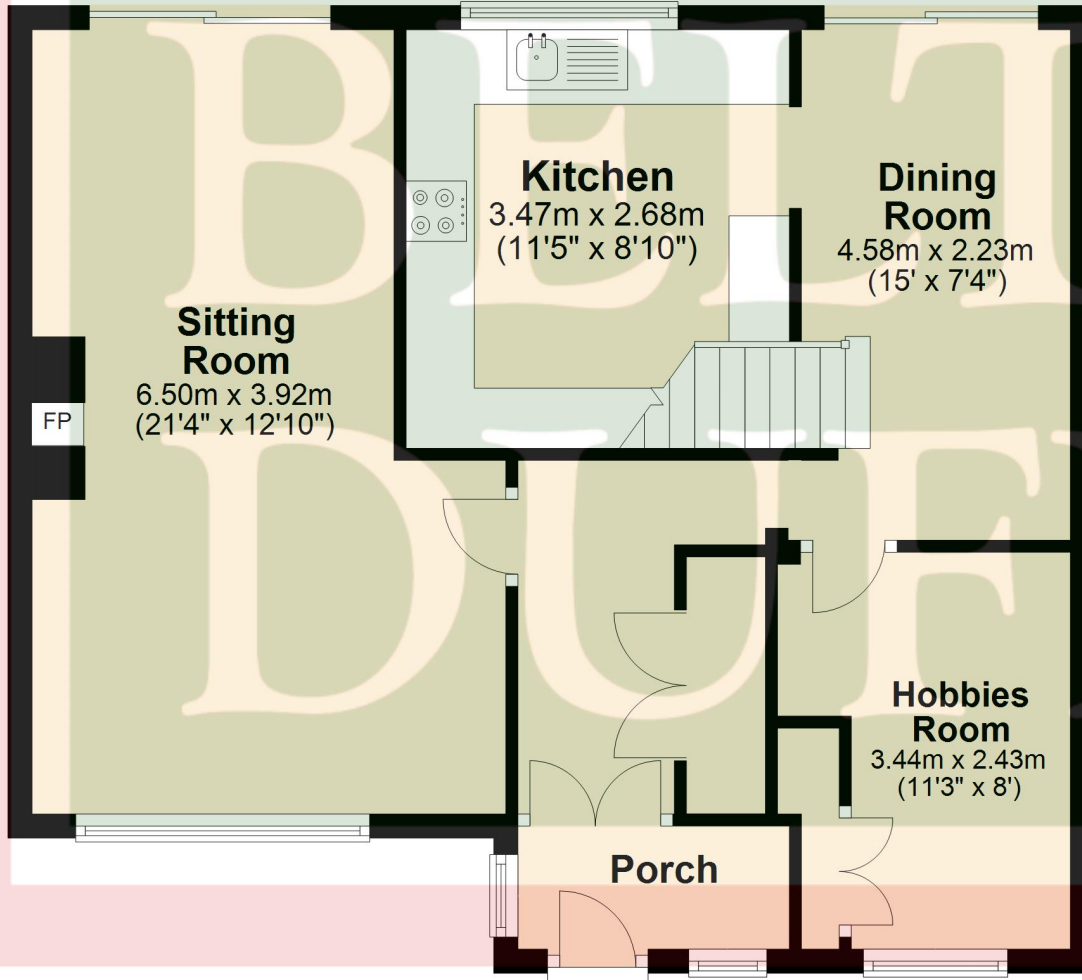
Number 45 is set back from the cul de sac behind a lawned front garden with a hedged boundary to the side, concrete driveway providing parking and a pathway to the front entrance door.

The rear garden comprises an extensive paved terrace which opens out from the sitting room and dining room patio doors with steps leading down onto a lawn. Tall fenced boundaries, perimeter borders and outside tap.



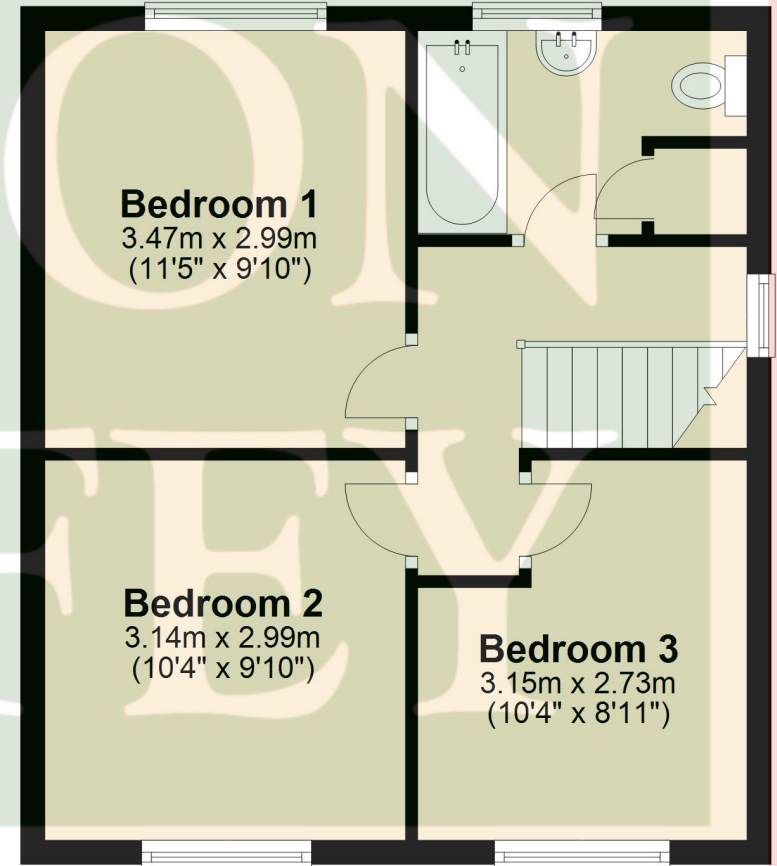
Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 98.8 sq. metres (1063.6 sq. feet)

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east. At the junction with Smiths Lane, turn left and take the first right into Gwyn Crescent. Take the third left where number 45 can be found towards the end of the cul-de-sac, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with photovoltaic solar panels. Gas-fired central heating to radiators. EPC Rating Band C.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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