



20 Baxter Close, Fakenham
Offers in Excess of £280,000

BELTON DUFFEY



20 BAXTER CLOSE, FAKENHAM, NORFOLK, NR21 8LE

A refurbished 3 bedroom, 2 bathroom, semi detached house with planning to extend situated on a cul de sac with driveway parking and a good sized rear garden.

DESCRIPTION

20 Baxter Close is a modern semi detached house situated in a tucked away location on a popular cul-de-sac with driveway parking and a good sized rear garden. The property has well presented accommodation with well appointed kitchen and bathrooms, gas-fired combi boiler and replacement oak internal doors.

To the ground floor, there is an entrance hall, cloakroom, kitchen/breakfast room and sitting/dining room with a landing upstairs leading to 3 bedrooms, 1 with an ensuite shower room, and a family bathroom. Planning Permission has also been granted by North Norfolk District Council under reference PF/21/1104 for a single storey wrap around extension creating a garage, utility room and a full width living room with bi-fold doors overlooking the gardens. Please ask Belton Duffey for more information.

Please note that there is a modest service/maintenance charge payable (currently £100 plus VAT per annum).

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

A partly glazed composite door with a storm porch over and light leads from the front of the property into the entrance hall with a recessed coir mat and a staircase to the first floor landing. Radiator, recessed ceiling lights and doors to the cloakroom, kitchen/breakfast room and sitting/dining room.

CLOAKROOM

1.8m x 0.94m (5' 11" x 3' 1") Concealed cistern WC with a glazed cabinet and shelf above, mirrored cabinet, vanity cupboard incorporating a wash basin with a chrome mixer tap. Tiled splashbacks, chrome towel radiator, vinyl flooring, recessed ceiling lights and a UPVC window to the front with obscured glass.

KITCHEN/BREAKFAST ROOM

3.44m x 2.38m (11' 3" x 7' 10") A range of contemporary gloss grey wall and base units with square edged laminate worktops incorporating a stainless steel sink with chrome swan neck mixer tap, tiled splashbacks. Integrated appliances including a single oven, ceramic hob with pull out extractor hood over, slimline dishwasher, fridge and freezer. Space and plumbing for a washing machine, cupboard housing the Viessmann gas-fired combi boiler, radiator, vinyl flooring, recessed ceiling lights, small breakfast bar with room under for stools. UPVC window to the front.



SITTING/DINING ROOM

4.68m x 3.74m (15' 4" x 12' 3") Radiator, large under stairs storage cupboard with fitted shelving, recessed ceiling lights, UPVC window and UPVC French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Shelved airing cupboard, loft hatch, smoke detector and recessed ceiling lights.

BEDROOM 1

3.36m x 2.64m (11' x 8' 8") Radiator, storage cupboard, 2 UPVC windows to the front and a door leading into:

EN SUITE SHOWER ROOM

1.82m x 1.17m (6' 0" x 3' 10") Shower cubicle with an oversized shower head and rinse attachment, vanity cupboard incorporating a wash basin with a chrome mixer tap and mirror over, WC with concealed cistern. Chrome towel radiator, vinyl flooring, tiled walls, recessed ceiling lights and a window to the front with obscured glass.

BEDROOM 2

2.63m x 2.51m (8' 8" x 8' 3") Radiator, recessed ceiling lights and a UPVC window overlooking the rear garden.

BEDROOM 3

2.27m x 1.93m (7' 5" x 6' 4") Radiator, recessed ceiling lights and a UPVC window overlooking the rear garden.

FAMILY BATHROOM

1.97m x 1.69m (6' 6" x 5' 7") A shaped bath with a chrome mixer tap and an oversized shower head and rinse attachment over and glass shower screen, vanity cupboard incorporating a wash basin, concealed cistern WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights and a UPVC window to the side with obscured glass.

OUTSIDE

20 Baxter Close is approached over a shared gravelled driveway leading to its own brick weave parking space to the front of the property with further gravelled parking to the side. There is a small front garden laid out for ease of maintenance with gravelled and pebbled borders and a paved walkway leading to the front entrance door. Outside tap and light.

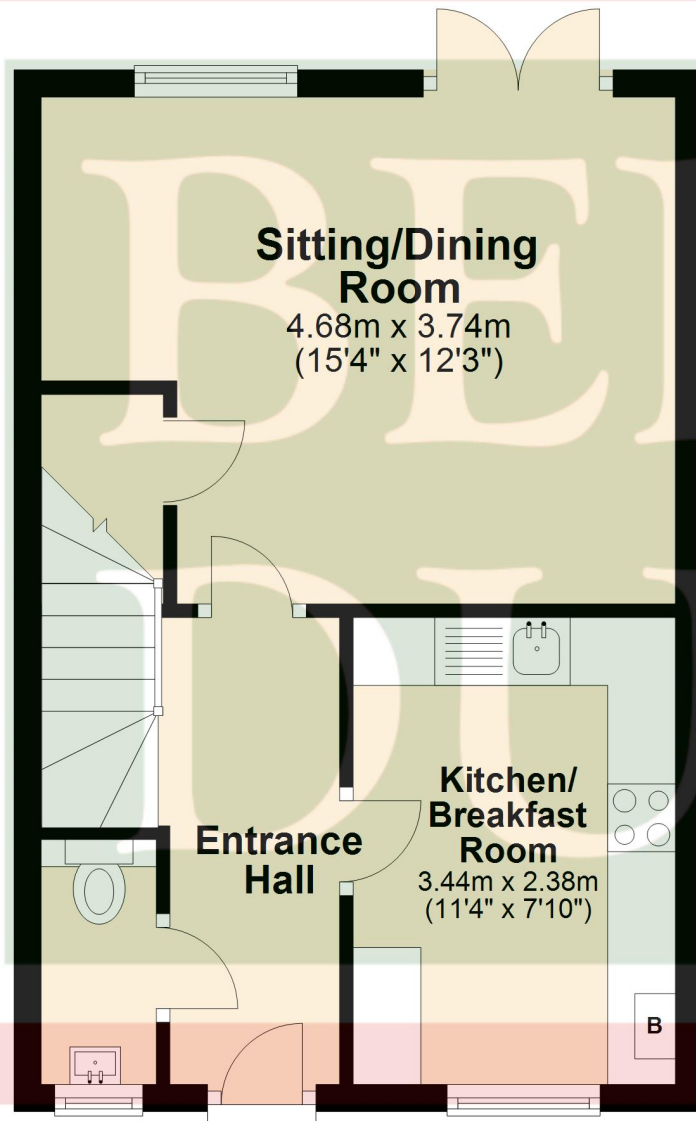
The paved walkway continues to the side of the property where a tall pedestrian gate opens onto the rear garden. The garden has been landscaped with a paved terrace opening out from the sitting/dining room French doors, a good sized lawn, mature trees, outside power points and light, tall fenced boundaries.

DIRECTIONS

Leave Fakenham town centre on the Holt Road, passing Lidl and turn right at the junction staying on Holt Road. Continue for approximately 100 yards where you will see Baxter Close on your left. Number 20 is at the end on the right-hand side.

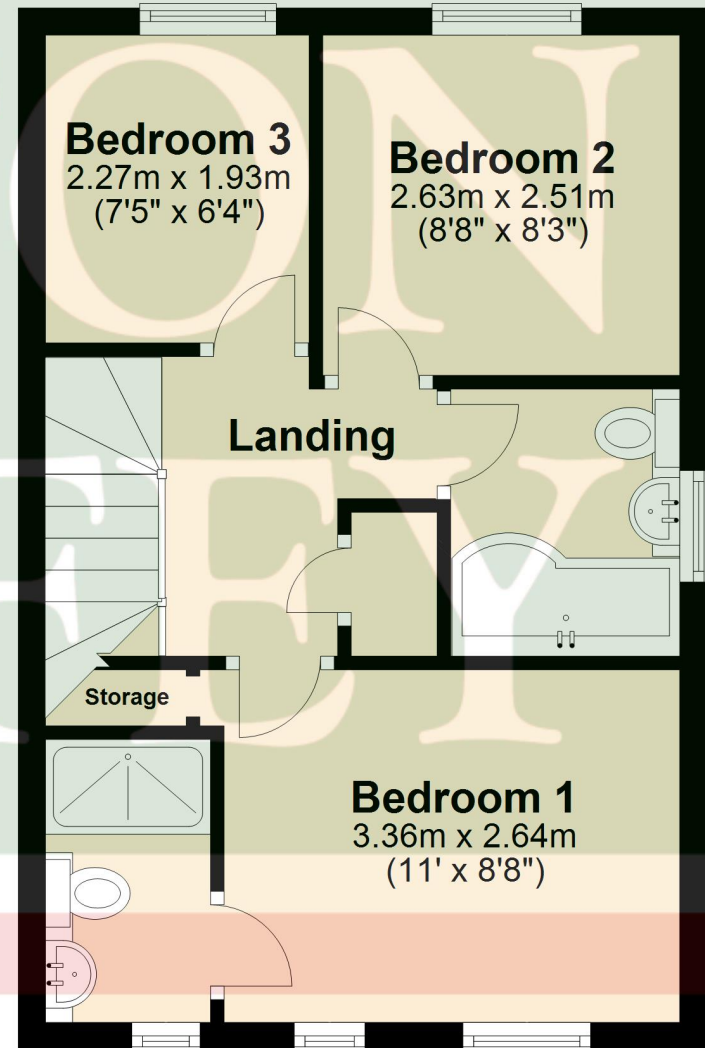
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 sq. feet)

OTHER INFORMATION

Mains water, mains drainage and mains electricity. 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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