



17 Fisher Road, Fakenham
Guide Price £340,000

BELTON DUFFEY



17 FISHER ROAD, FAKENHAM, NORFOLK, NR21 9QY

A detached 3 bedroom bungalow situated in cul-de-sac location with driveway parking, good sized south facing garden and a useful former garage/studio. No Chain.

DESCRIPTION

17 Fisher Road is a detached bungalow situated on a popular cul de sac in the market town of Fakenham. The property has well proportioned extended accommodation and has undergone an extensive programme of refurbishment by the current owners. A door leads from the side of the property into an L-shaped entrance hall leading to a kitchen with a separate utility, a good sized sitting/dining room and a conservatory. There are 3 bedrooms and a family bathroom with the further benefit of gas-fired central heating, a fireplace housing an electric fire in the sitting room and UPVC double glazed windows and doors.

Outside, there is extensive driveway parking and a good sized south facing garden to the rear. The garage has also been subdivided to create a store with a good sized studio/home office with a cloakroom. The former garage space could instead provide an additional reception room or bedroom (subject to the necessary permissions). 17 Fisher Road is being offered for sale with no onward chain.

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 UPVC entrance door with a glazed panel to the side leads from the driveway to the side of the property into the L-shaped entrance hall. Shelved airing cupboard housing the gas-fired combi boiler, radiator, laminate flooring and loft hatch.

KITCHEN

4.28m x 2.60m (14' 1" x 8' 6")

Glazed door from the entrance hall. A range of cream Shaker style base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink with chrome mixer tap, tiled splashbacks. Oven space with an extractor hood over, integrated dishwasher and space for a freestanding fridge freezer. Tiled floor, ceiling spotlights, window and a partly glazed timber door to the utility room.



UTILITY ROOM

2.80m x 2.20m (9' 2" x 7' 3")

UPVC double glazed construction with a polycarbonate roof, laminate worktop with spaces and plumbing under for a washing machine and tumble dryer. Oak base and wall cupboards, tiled floor. Doors to the studio and conservatory and a window and partly glazed UPVC door leading outside to the rear garden.

CONSERVATORY

3.63m x 2.20m (11' 11" x 7' 3")

UPVC double glazed construction with a polycarbonate roof and windows to the side and overlooking the rear garden. Tiled floor, radiator and glazed aluminium sliding doors leading into:

SITTING/DINING ROOM

5.47m x 3.63m (17' 11" x 11' 11")

A good sized sitting/dining room with a fireplace housing a pebbled electric fire, radiator. Laminate flooring, high level window to the side and a glazed door to the entrance hall.

BEDROOM 1

3.65m x 3.34m (12' 0" x 10' 11")

Radiator and a window to the front.

BEDROOM 2

2.89m x 2.60m (9' 6" x 8' 6")

Radiator and a window to the front.

BEDROOM 3

3.34m x 2.13m (10' 11" x 7' 0")

Radiator and window to the side.

BATHROOM

2.53m x 1.66m (8' 4" x 5' 5")

A white suite comprising a shaped bath with a chrome mixer shower over and glass shower screen, vanity cupboard incorporating a wash basin and concealed cistern WC. Tiled floor and walls, chrome towel radiator and 2 windows to the side with obscured glass.



OUTSIDE

Number 17 is set back from the cul de sac behind a low brick and block wall with an extensive driveway providing parking for several vehicles and leading to the store and entrance door. Attractively planted perimeter borders and outside lighting.

A metal pedestrian gate leads to the side of the property where there is space for refuse bin storage and a small metal garden shed. The main garden is south facing and comprises a lawn with well stocked borders and beds, an extensive paved patio and a further decked terrace. Timber shed, metal shed, outside lighting and a shelved store.

FORMER GARAGE

The garage has been subdivided but could revert back if required or converted to create an additional reception room or bedroom (subject to the necessary permissions). Currently comprising:

STORE

2.74m x 1.80m (9' 0" x 5' 11")

Up and over door to the front.

STUDIO ROOM

2.92m x 2.66m (9' 7" x 8' 9")

Radiator, laminate flooring, window to the side and a partly glazed folding door leading into:

CLOAKROOM

1.70m x 0.87m (5' 7" x 2' 10")

Wash basin, radiator, WC and a high level window to the rear.

DIRECTIONS

Leave Fakenham town centre heading north on the Wells Road to the mini roundabout and turn left. Take the next right onto Field Lane and Fisher Road is second left, where you will find number 17 on little further up on the left-hand side.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.



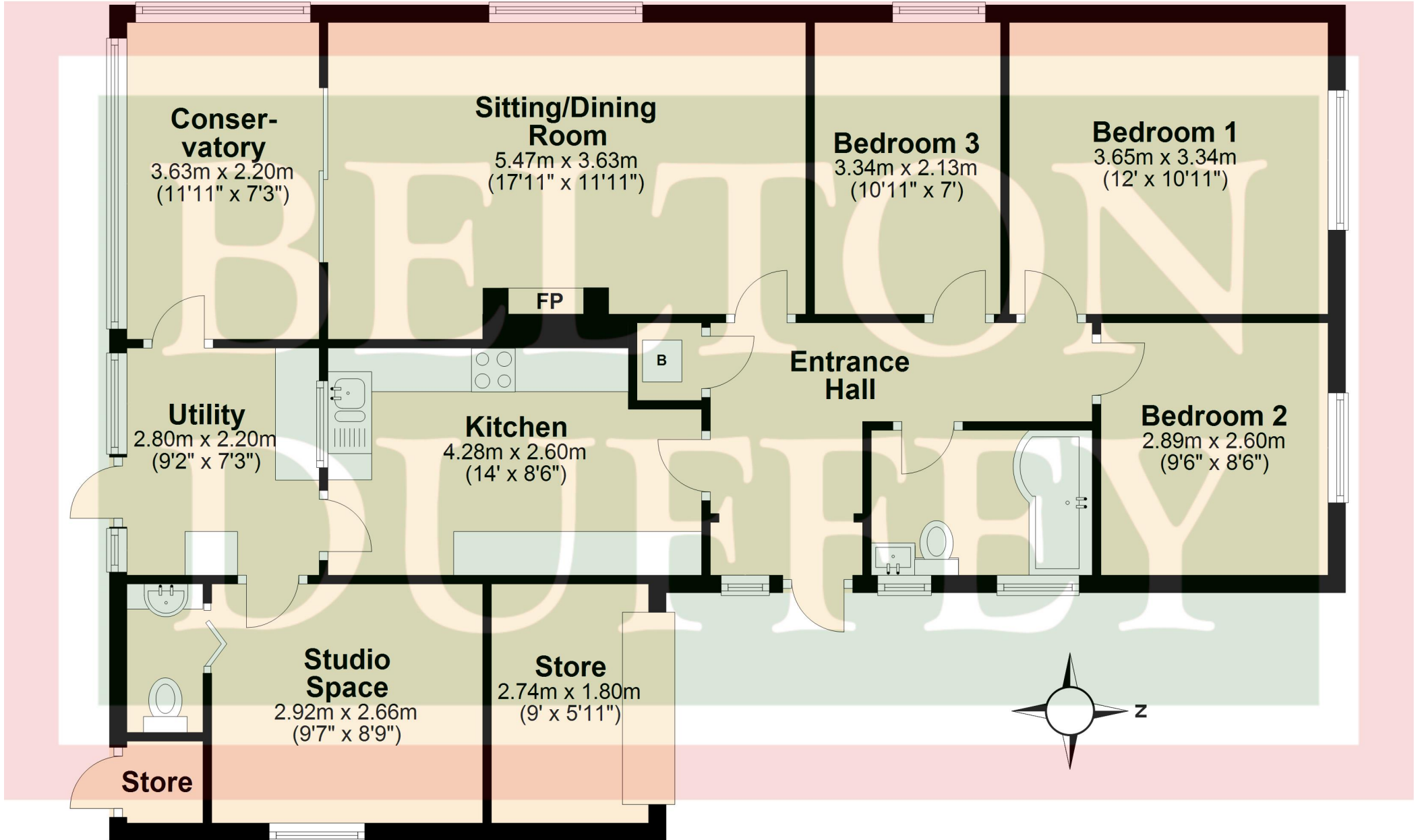
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 107.2 sq. metres (1153.4 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)



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