



74 Gwyn Crescent, Fakenham
Guide Price £390,000

BELTON DUFFEY



74 GWYN CRESCENT, FAKENHAM, NORFOLK, NR21 8NE

A modern detached 4 bedroom family house with a conservatory, good sized gardens with studio building and garage, situated at the end of a cul-de-sac in a popular part of Fakenham.

DESCRIPTION

74 Gwyn Crescent is a modern detached family house situated at the end of cul-de-sac in a popular part of the market town of Fakenham. There is spacious ground floor accommodation comprising a porch, large entrance hall, cloakroom, kitchen/breakfast room with a separate utility, dining room and sitting room which leads into a conservatory overlooking the rear garden. Upstairs, a large landing leads to the principal en suite bedroom, 3 further bedrooms and a family bathroom. Further benefits include UPVC double glazed windows and doors throughout and gas-fired central heating.

Outside, there is driveway parking for up to 3 cars and an integral garage. The rear garden is of a good sized and wraps around the property to one side and the rear with a large timber garden studio building currently used as a children's playroom but could provide a home office or workshop.

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.

PORCH

A partly glazed UPVC door leads from the front of the property into the porch with a tiled floor, space for coat hooks and shoe storage etc. Radiator, window to the driveway and a partly glazed timber door with a glazed panel to the side leading into:

ENTRANCE HALL

4.3m x 2.1m (14' 1" x 6' 11")

A large entrance hall with the staircase to first floor landing, understairs storage area, tiled floor, radiator and doors to the kitchen, dining room, sitting room and cloakroom.

CLOAKROOM

2.06m x 1.02m (6' 9" x 3' 4")

Vanity cupboard incorporating a wash basin, WC, radiator, tiled floor and splashback, window to the porch with obscured glass.



KITCHEN/BREAKFAST ROOM

4.16m x 2.37m (13' 8" x 7' 9")

A range of contemporary pale grey wall and base units with laminate worktops incorporating a stainless steel one and a half bowl sink unit with a chrome mixer tap, tiled splashbacks. Breakfast bar with space under for stools. Integrated appliances including an oven, gas hob with a stainless steel splashback and extractor hood over, fridge freezer and dishwasher. Tiled floor, radiator, window overlooking the rear garden and a partly glazed timber door leading into:

UTILITY ROOM

2.38m x 2.38m (7' 10" x 7' 10")

A range of matching pale grey base and wall units with a laminate worktop incorporating a stainless steel sink unit with a chrome mixer tap with a water softener and instant hot water heater. Spaces and plumbing for a washing machine, tumble dryer and freestanding fridge freezer, tiled floor, radiator and a window overlooking the rear garden. Connecting door to the garage and a partly glazed composite door leading outside.

DINING ROOM

4.16m x 2.92m (13' 8" x 9' 7")

A good sized room with ample room for a dining table and 10 chairs, tiled floor, radiator and a window over looking the rear garden.

SITTING ROOM

6.36m x 3.58m (20' 10" x 11' 9")

A large light and airy sitting room with a window to the front aspect and French doors leading into the conservatory. Polished stone fireplace housing an electric fire with a timber surround, 2 radiators and luxury vinyl tile wood effect flooring.

CONSERVATORY

2.93m x 2.86m (9' 7" x 9' 5")

Contemporary slate grey and white double glazed UPVC construction with a glass roof and pale grey tile flooring. Wall lights and French doors leading outside onto a patio and the rear garden beyond.

FIRST FLOOR LANDING

Spacious galleried landing with an airing cupboard housing the hot water tank, radiator, loft hatch, window to the front and doors to the 4 bedrooms and family bathroom.

BEDROOM 1

4.21m x 3.72m (13' 10" x 12' 2")

A double bedroom with a range of fitted wardrobe cupboards and a drawer unit, radiator, window overlooking the rear garden and a door leading into:



EN SUITE SHOWER ROOM

2.71m x 1.0m (8' 11" x 3' 3")

A white suite comprising a shower cubicle with an electric mixer shower, wash basin and WC. Chrome towel radiator, tiled floor and walls, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.68m x 3.11m (12' 1" x 10' 2")

A double bedroom with a fitted wardrobe cupboard, radiator and window overlooking the rear garden.

BEDROOM 3

2.71m x 2.6m (8' 11" x 8' 6")

Radiator and a window to the front.

BEDROOM 4

3.25m x 2.18m (10' 8" x 7' 2") at widest points.

Currently used as a study with a radiator and a window overlooking the rear garden.

FAMILY BATHROOM

2.71m x 2.05m (8' 11" x 6' 9")

A white suite comprising a panelled bath with an electric mixer shower and glass shower screen over, pedestal wash basin and WC. Tiled floor and walls, radiator, extractor fan and a window to the front with obscured glass.

OUTSIDE

74 Gwyn Crescent is accessed off the cul de sac over an extensive brickweave driveway providing parking and leading to the integral garage and a step up to the entrance door with outside light. An area to the side has slate chippings and provides additional parking with post and chain boundaries.

Gates to both sides of the property lead to the good size rear garden which wraps around the property to the north and west. The garden has been attractively landscaped with a neat lawn, a sunny decked terrace and an extensive paved patio where the garden studio building is located. Small garden shed, greenhouse, tall fenced boundaries and well stocked perimeter borders giving a degree of privacy.

GARAGE

5.05m x 2.42m (16' 7" x 7' 11")

Electric roller door to the front, power and light, gas-fired boiler and a connecting door to the utility room.



STUDIO

5.34m x 3.5m (17' 6" x 11' 6")

Timber built garden studio building with power and light. Currently used as a children's playroom but offers scope for other uses such as home office or workshop etc.

DIRECTIONS

Leave Fakenham town centre on the Norwich Road heading east. At the junction with Smiths Lane, turn left and take the first right onto Gwyn Crescent. Follow the road all the way to the end of the cul de sac where you will see number 74 on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water (water softener installed), 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 D.

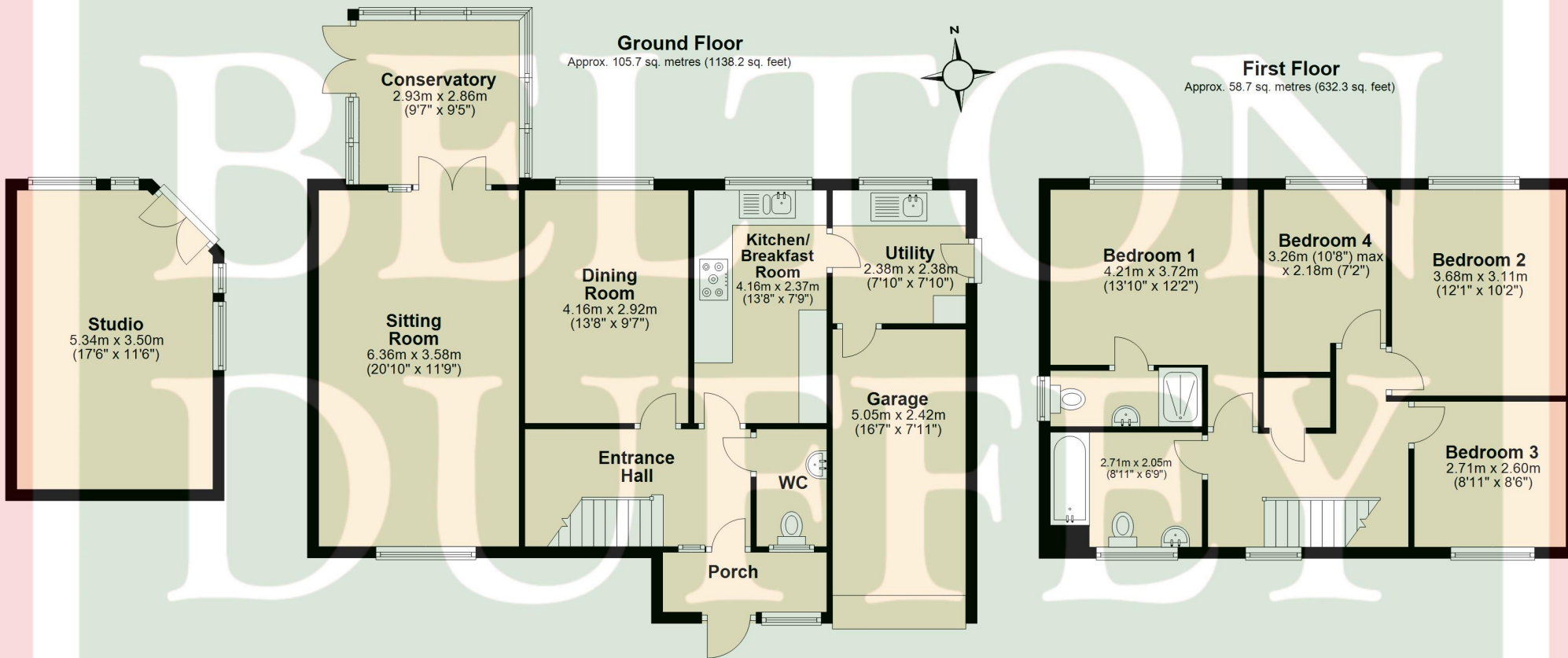
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 164.5 sq. metres (1770.5 sq. feet)



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