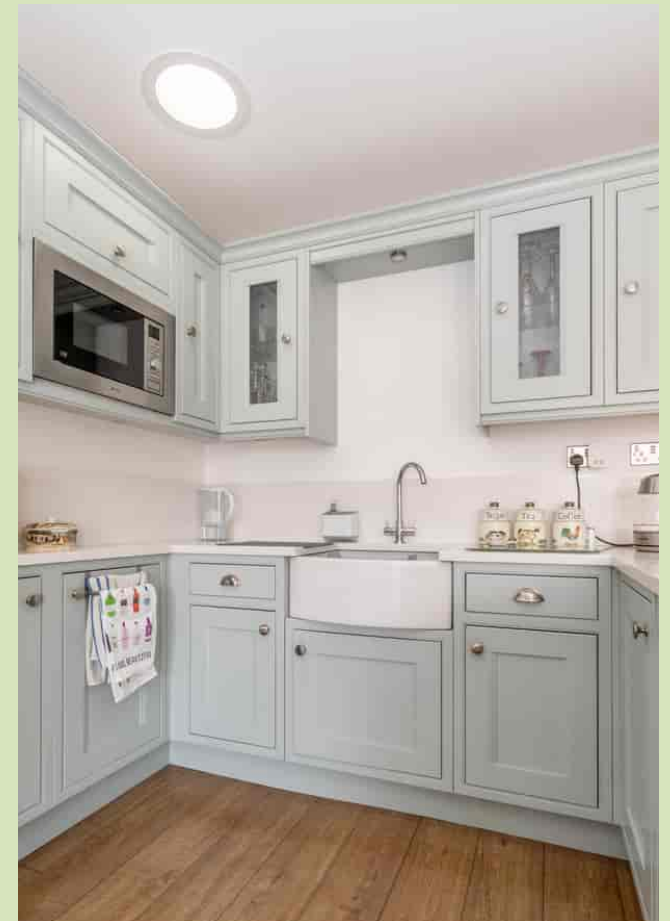




15 Gladstone Road, Fakenham
Guide Price £460,000

BELTON DUFFEY



15 GLADSTONE ROAD, FAKENHAM, NORFOLK, NR21 9BZ

A superb modern detached family house with 4 bedroom, 3 bathroom accommodation situated within walking distance of the town centre.

DESCRIPTION

15 Gladstone Road is a superb modern detached house situated on one of Fakenham's most desirable private roads within walking distance of the town centre. The spacious versatile ground floor accommodation comprises an impressive open plan kitchen/dining/living room with a separate utility room, sitting room and shower room. Upstairs, the spacious split level landing leads to 4 bedrooms and 2 bathrooms with a hatch to a large fully boarded loft space providing useful storage.

Further benefits include UPVC double glazed windows and doors, air source heating providing underfloor heating to the ground floor and radiators upstairs, solar panels and oak veneer internal doors.

Outside, the property has driveway parking to the front for 2 cars and an attractively landscaped south facing rear garden with a good sized lawn, well stocked perimeter borders and a large decked terrace.

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 leads from the side of the property into the entrance hall with laminate flooring and space for coat hooks and shoe storage etc. Staircase leading up to the first floor landing and doors to the sitting room and shower room. Steps leading down to:



OPEN PLAN KITCHEN/DINING/LIVING ROOM

6.91m x 6.14m (22' 8" x 20' 2")

An impressive light and airy open plan room which is the focal point of property. Laminate flooring, recessed ceiling lights and pendant lighting above the dining space. Comprising:

KITCHEN AREA

A range of fitted pale blue base and wall units from local company "Simply Kitchens" with marble worktops and upstands incorporating a butler sink. Integrated appliances including a tall fridge freezer, oven with a warming draw below, induction hob with an extractor hood over, microwave and dishwasher. Open plan to:

DINING/LIVING AREA

Ample room for a dining table and chairs and a sofas etc. Tri-fold doors leading outside to the rear garden and a door leading into:

UTILITY ROOM

2.62m x 2.11m (8' 7" x 6' 11")

Fitted wall cupboards, worktop with spaces and plumbing under for a washing machine and tumble dryer. Air source heating system.

SITTING ROOM

4.52m x 3.86m (14' 10" x 12' 8")

Window to the front of the property, laminate flooring and understairs storage cupboard.

SHOWER ROOM

2.18m x 2.13m (7' 2" x 7' 0")

Suite comprising a shower cubicle with a chrome mixer shower, wash basin and WC. Tiled splashbacks, laminate flooring, extractor fan, shelved recess and a window to the side with obscured glass.

LANDING

Spacious split level landing with 2 loft hatches, ceiling light tunnel and doors to the 4 bedrooms and 2 bathrooms.

BEDROOM 1

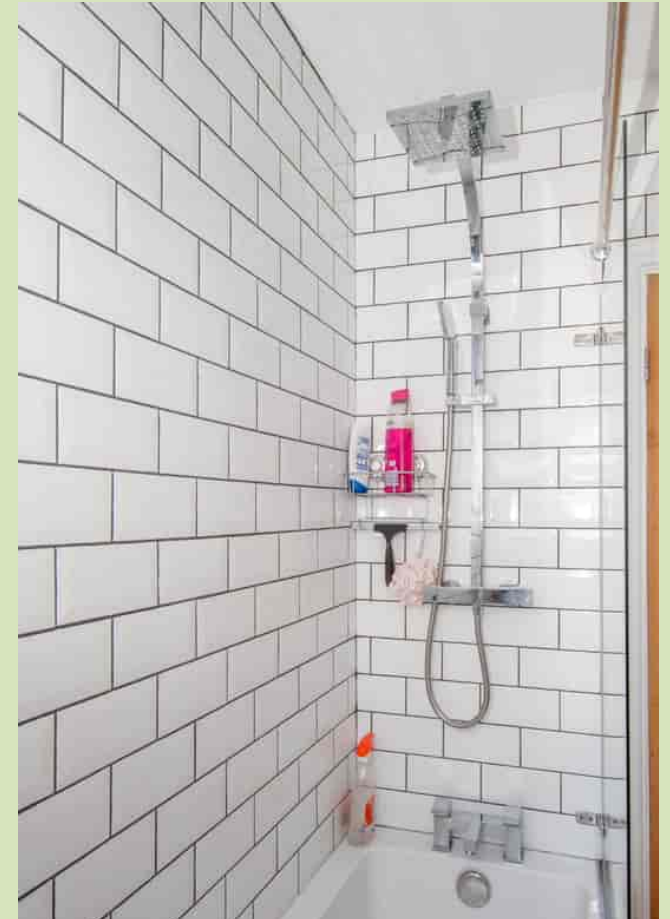
4.92m x 3.46m (16' 2" x 11' 4")

2 built-in wardrobe cupboards, radiator and a window overlooking the rear garden.

BEDROOM 4

2.43m x 2.05m (8' 0" x 6' 9")

Velux window to the west.



BATHROOM 1

2.93m x 1.8m (9' 7" x 5' 11")

A suite comprising a bath with a chrome mixer shower over and glass screen, wash basin and WC. Tiled floor and splashbacks, chrome towel radiator, extractor fan and a Velux window to the east.

BEDROOM 2

3.25m x 2.98m (10' 8" x 9' 9")

Radiator and a window to the front of the property.

BEDROOM 3

3.25m x 3.10m (10' 8" x 10' 2")

Radiator and a window to the front of the property.

BATHROOM 2

2.67m x 1.68m (8' 9" x 5' 6")

A suite comprising a bath with a shower mixer tap and glass screen, wash basin and WC. Laminate flooring, tiled splashbacks, chrome towel radiator and extractor fan.

OUTSIDE

Number 15 is set back from Gladstone Road behind a concrete and gravelled parking area with space for 2 cars and a pathway leading to the side of the property and entrance door.

The south facing rear garden can be accessed from both sides of the property and has been attractively landscaped with a good sized lawn and a decked terrace with ample room for a large table and chairs, BBQ etc. Fenced boundaries, well stocked plant borders, small pond, shed (3.05m x 3.05m) and workshop (4.57 x 3.66).

DIRECTIONS

Leave Fakenham town centre heading north on Queens Road and after a short distance turn left onto Gladstone Road where you will see number 15 approximately halfway down on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with solar panels installed. Air source heating providing underfloor heating to the ground floor and radiators upstairs. EPC Rating Band A.

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



TENURE

This property is for sale Freehold.

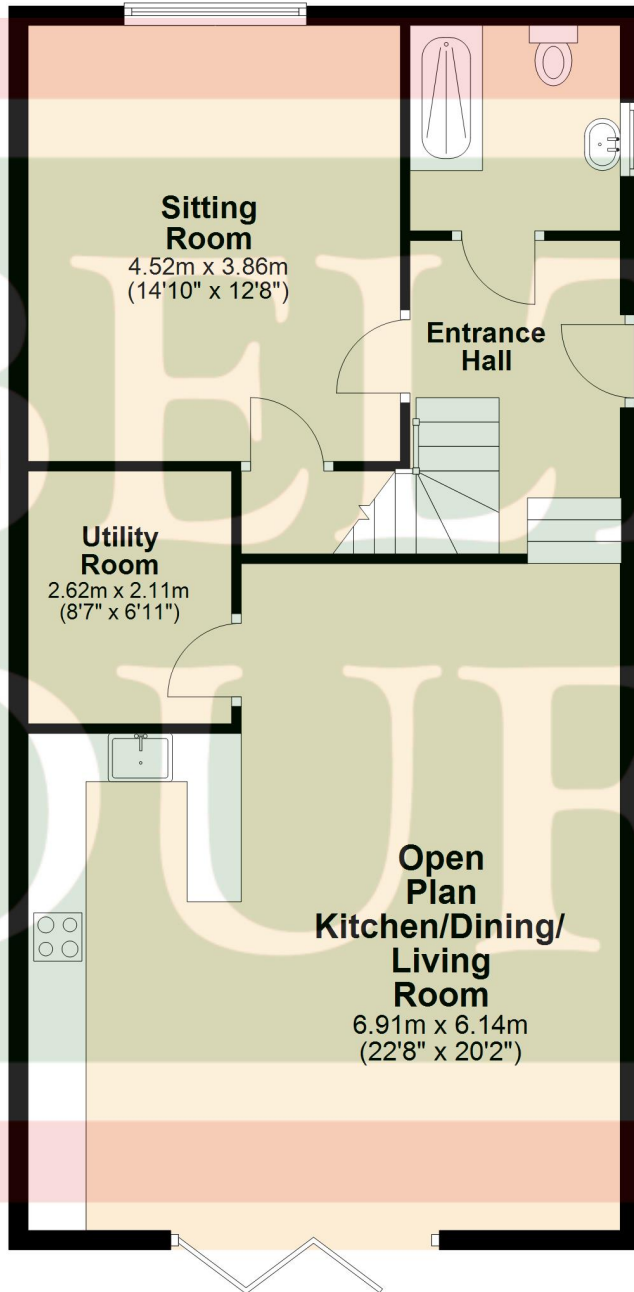
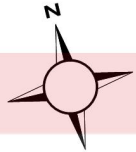
VIEWING

Strictly by appointment with the agent.



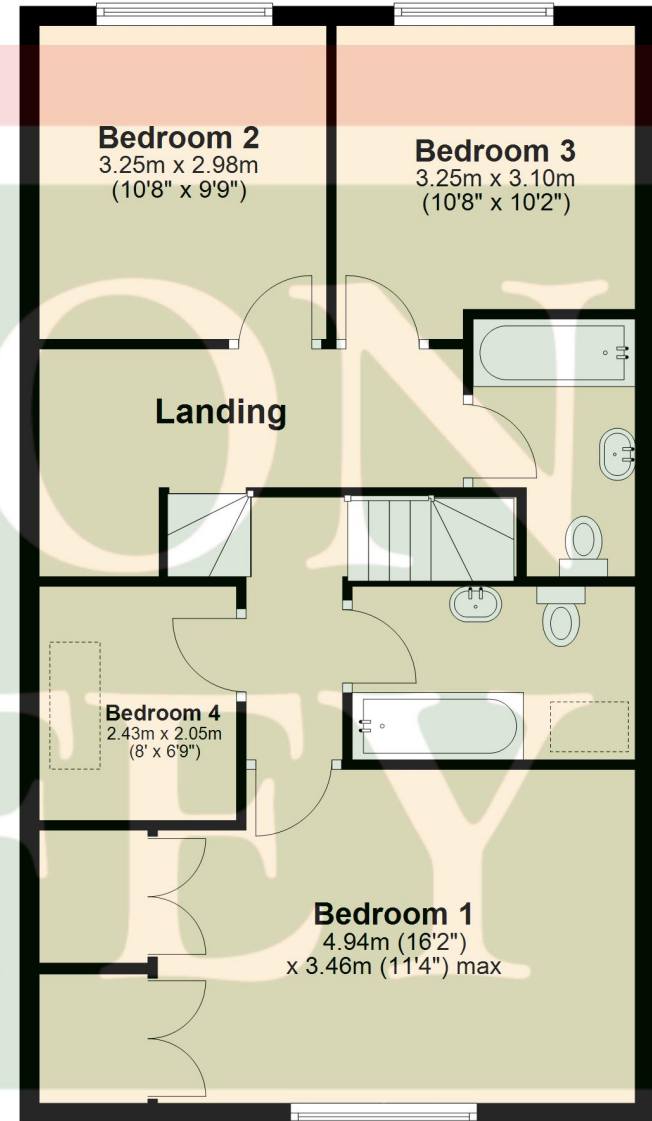
Ground Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



Total area: approx. 145.7 sq. metres (1568.1 sq. feet)



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