



18 William Road, Fakenham
Guide Price £315,000

BELTON DUFFEY



18 WILLIAM ROAD, FAKENHAM, NORFOLK, NR21 8LT

A detached bungalow situated on the outskirts of town with 3 bedroom accommodation, garden room, garage and good sized south facing gardens.

DESCRIPTION

18 William Road is a detached bungalow situated in a popular residential area on the edge of the market town of Fakenham with views towards farmland to the front. The surprisingly large accommodation comprises a spacious entrance hall, kitchen/breakfast room with a garden/dining room off, 21' sitting/dining room, 3 bedrooms and a bathroom. The property would benefit from some light refurbishment but does have majority double glazed windows and doors and gas-fired central heating.

Outside, 18 William Road stands behind a lawned front garden with driveway parking to the side and an attached garage/workshop. The good sized rear garden is south facing with an extensive paved terrace and a tiered lawn.

SITUATION

Fakenham is often referred to as the "gateway" to North Norfolk. On the banks of the River Wensum and nestling between the historic city of Norwich and the medieval port of King's Lynn, Fakenham is also only a short drive to the beautiful North Norfolk coastline some 11 miles away.

Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly market. People come from far and wide on market and race days transforming the central marketplace. Fakenham boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

STORM PORCH

A covered storm porch leads from the side of the property with partly glazed timber door, a fixed side window and outside light leading into:

ENTRANCE HALL

A spacious T-shaped entrance hall with room for freestanding furniture, coat hooks and shoe storage, etc. Built-in airing cupboard housing the hot water cylinder, further cupboard with a shelf and hanging rail for coats, radiator and loft hatch.

KITCHEN/BREAKFAST ROOM

4.54m x 3.63m (14' 11" x 11' 11") A range of fitted oak base and wall units with laminate worktops incorporating a 2 1/2 bowl sink unit, tiled splashbacks. Integrated double oven and gas hob, space and plumbing for a dishwasher and spaces for a freestanding fridge and freezer. Stelrad gas-fired boiler, timber panelled ceiling, serving hatch to the sitting/dining room, 2 windows to the side and a glazed panel and door to:



GARDEN/DINING ROOM

4.34m x 3.48m (14' 3" x 11' 5") Currently used as a second sitting room, a versatile light and airy triple aspect room with windows to the sides and sliding patio doors leading outside to the rear garden. Flame effect gas fire on a marble hearth, radiator, timber panelled ceiling, TV and telephone points.

SITTING/DINING ROOM

6.55m x 3.65m (21' 6" x 12') A large sitting/dining room with a stone fireplace housing a flame effect gas fire on a stone hearth with a timber mantel, 2 radiators, TV and telephone points. Double aspect windows to the side and sliding patio doors leading to the rear garden.

BEDROOM 1

4.27m x 3.66m (14' x 12') Radiator, telephone point and a wide window to the front.

BEDROOM 2

3.65m x 3.03m (12' x 9' 11") Radiator, window to the front.

BEDROOM 3

2.61m x 2.06m (8' 7" x 6' 9") Radiator, window to the side.

BATHROOM

2.09m x 1.73m (6' 10" x 5' 8") A suite comprising a panelled bath with a shower mixer tap and folding glass shower screen over, pedestal wash basin and WC. Radiator, tiled walls and a high level window to the side with obscured glass.

OUTSIDE

18 William Road stands behind a lawned front garden bordered by a low brick wall with a paved pathway leading to the porch located at the side of the property. A concrete driveway provides parking in front of the garage/workshop with scope to create further parking to the side.

The paved pathway to the side continues to metal double gates opening onto an extensive paved terrace immediately behind the property and opening out from the garden/dining room and sitting room patio doors. 2 aluminium greenhouses, space for bin storage, pedestrian door to the garage, outside lighting and tap. Steps lead up to the main garden which is south facing and comprises a good sized lawn interspersed with specimen trees, mature boundaries, timber shed/workshop and a fenced off chicken run to the rear with chicken house.

GARAGE/WORKSHOP/UTILITY

GARAGE/WORKSHOP AREA

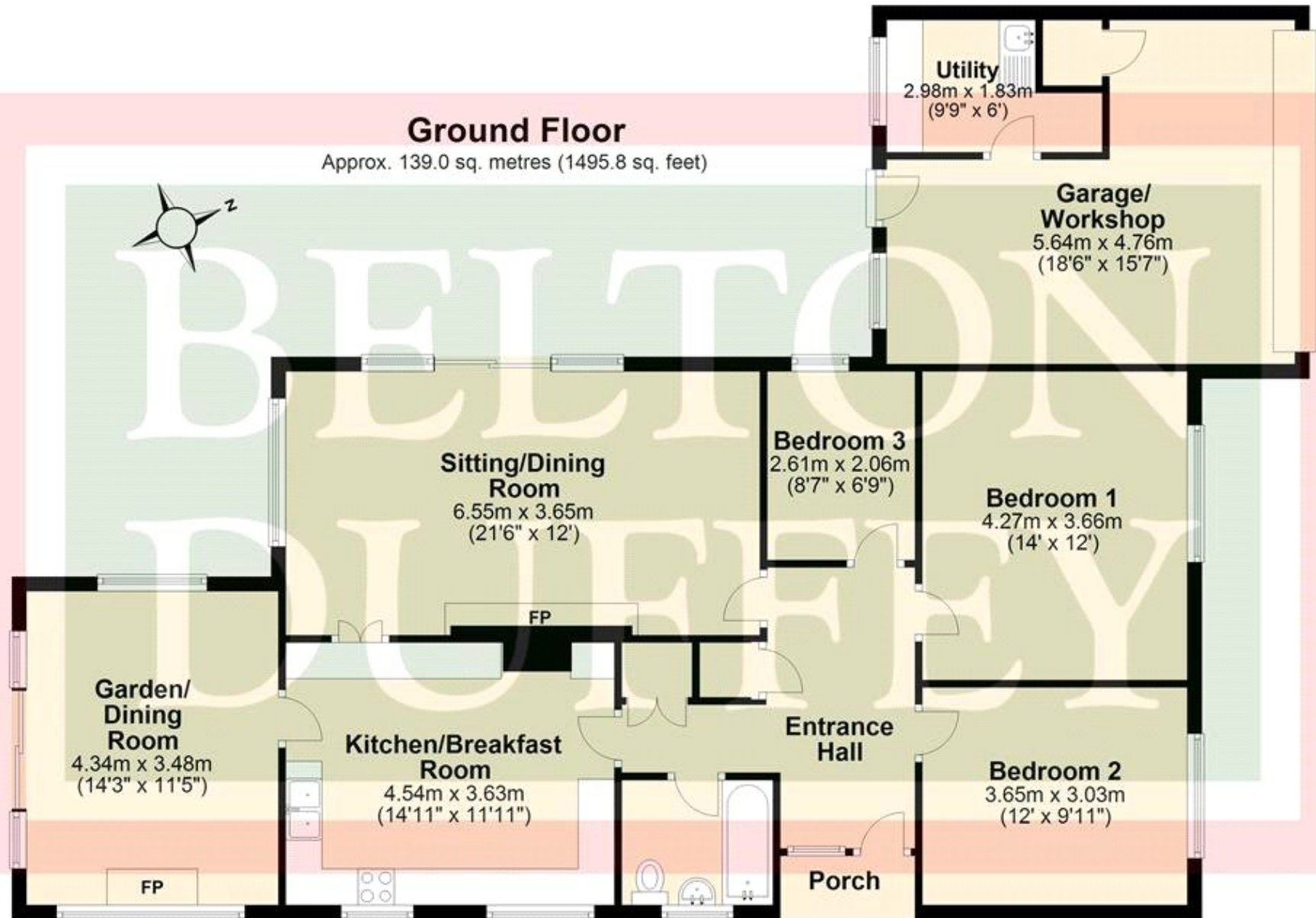
5.64m x 4.76m (18' 6" x 15' 7") at widest points. Electric roller shutter door to the front, power and light, built-in cupboard, partly glazed pedestrian door and window to the rear. Door leading into:

UTILITY AREA

2.98m x 1.83m (9' 9" x 6') at widest points. Base cupboard incorporating a stainless steel sink unit, laminate worktop with spaces and plumbing under for a washing machine and tumble dryer, storage recess and a window to the rear.

Ground Floor

Approx. 139.0 sq. metres (1495.8 sq. feet)



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

DIRECTIONS

Proceed out of Fakenham on the Norwich Road passing the police station and school on your right and, after approximately 1/4 mile, take the left-hand turning into William Road. Proceed down to the end and turn left at the T-junction where you will see the property a little further up on the left.

SERVICES AND EPC RATING

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

LOCAL AUTHORITY

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone (01263) 513811. Council Tax Band D.

TENURE

The property for sale is Freehold.

VIEWING

Strictly by appointment with the agent.





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