



**19 Kings Road, Fakenham**  
Guide Price £280,000



# 19 Kings Road

Fakenham,  
Norfolk, NR21 9HD



*A refurbished 3 bedroom semi detached ex-local authority house with an impressive kitchen/dining room extension, gardens and driveway parking. No onward chain.*

## DESCRIPTION

19 Kings Road is a semi detached ex-local authority house situated on a popular cul de sac within easy reach of all of the amenities on offer in the market town of Fakenham. The property has undergone a complete programme of refurbishment including an impressive kitchen/dining room extension with roof light windows, full rewiring of the electrics and new floor coverings throughout. There is also the benefit of gas-fired central heating with a new boiler and radiators installed with accommodation decorated in neutral tones.

The spacious accommodation comprises a porch, entrance hall, sitting room, kitchen/dining room with a separate utility and cloakroom with 3 bedrooms and a bathroom upstairs.

19 Kings Road is being offered for sale with no onward chain.

## GROUND FLOOR

Number 19 is entered via a front porch that opens into a entrance hall featuring a staircase to the first floor landing and doors leading to the kitchen/dining room and sitting room. The well appointed kitchen/dining room extension is bright and spacious, enhanced by a half-vaulted ceiling and roof light windows. French doors open out onto the rear garden, while the room comfortably accommodates a generous dining area and benefits from a separate utility room.

A side lobby provides access to a cloakroom and a pantry cupboard and also leads outside to the side of the property.



***what3words: ///sourcing.porridge.latched***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **FIRST FLOOR**

Upstairs, a window on the half landing provides natural light, while the main landing provides access to all three bedrooms and the family bathroom.

## **OUTSIDE**

Number 19 is set back from the road, approached via a gravelled and concrete driveway providing parking for two vehicles and leading to the front door, with fenced or hedged boundaries to either side. A side walkway provides access to the property, connecting to the cloakroom and kitchen/dining room, and continuing through to the rear garden.

The garden features a paved terrace extending from the French doors, opening onto a lawn beyond. There is also concrete hardstanding, ideal for a shed or workshop, along with tall fenced boundaries and the added benefit of outside power and lighting.

## **SERVICES AND EPC RATING**

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

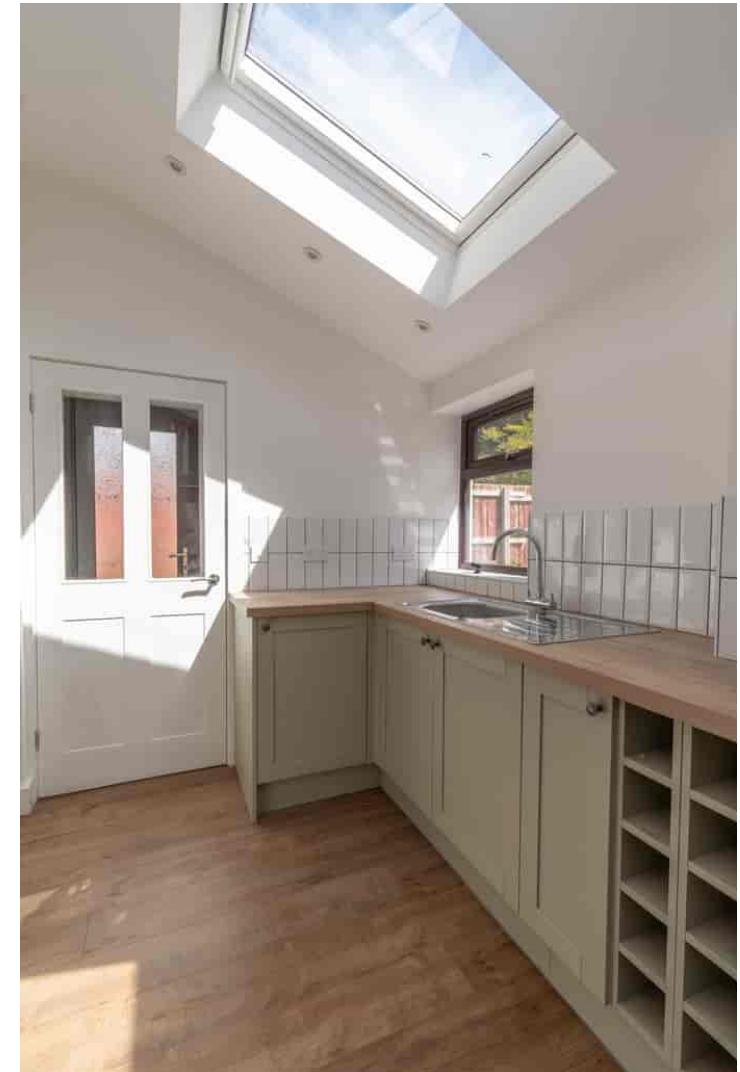
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.  
Council Tax Band B.

## **TENURE**

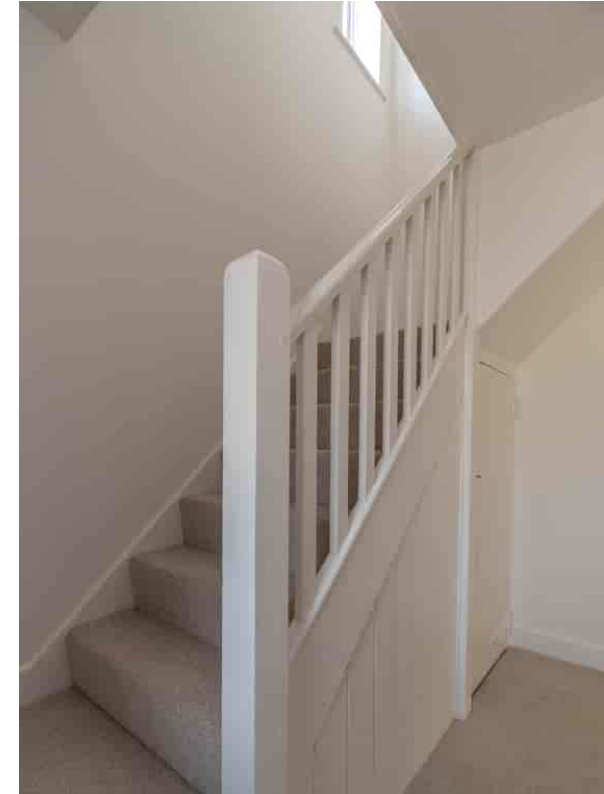
This property is for sale Freehold.

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## SITUATION

Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

Every Thursday the town hosts its famous market, filling the historic market place with stalls selling fresh produce, artisan foods, plants, clothing, crafts and household goods. Fakenham provides a wide range of amenities, including pubs, restaurants, cafés, a cinema, bowling alley, fitness centre, supermarkets, banks, independent shops, DIY and furniture outlets and a garden centre.

Education is well covered with schools from infant to sixth form and health services include a medical centre, pharmacies and dental practices. Set on the River Wensum, the town offers riverside walks, country trails and cycling routes linked to the National Cycle Network. Sports facilities include golf, squash, tennis and indoor bowls, with Fakenham Racecourse adding a distinctive local attraction. With its strong community spirit, excellent amenities and prime location, Fakenham is one of Norfolk's most appealing places to live, work and visit.

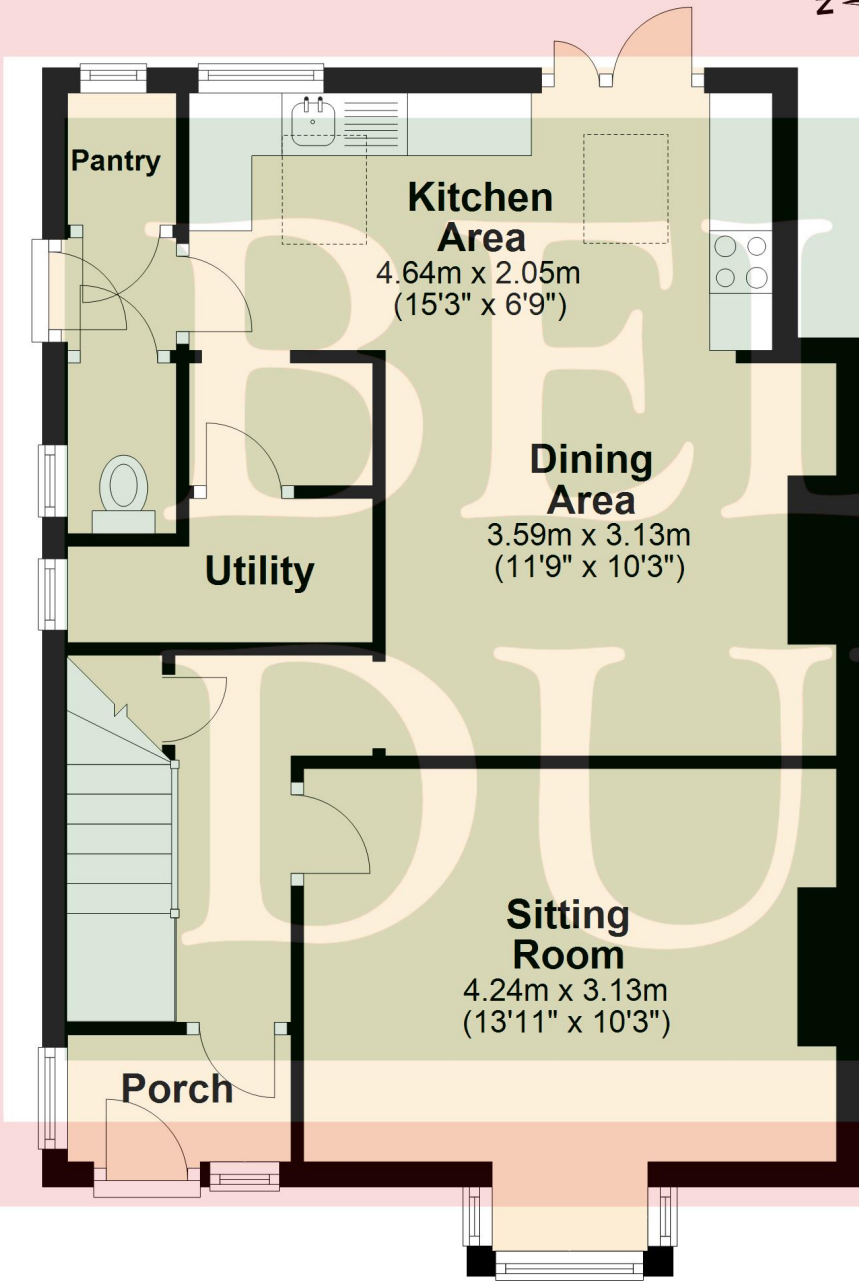
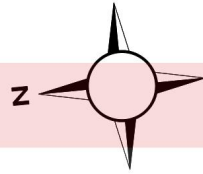






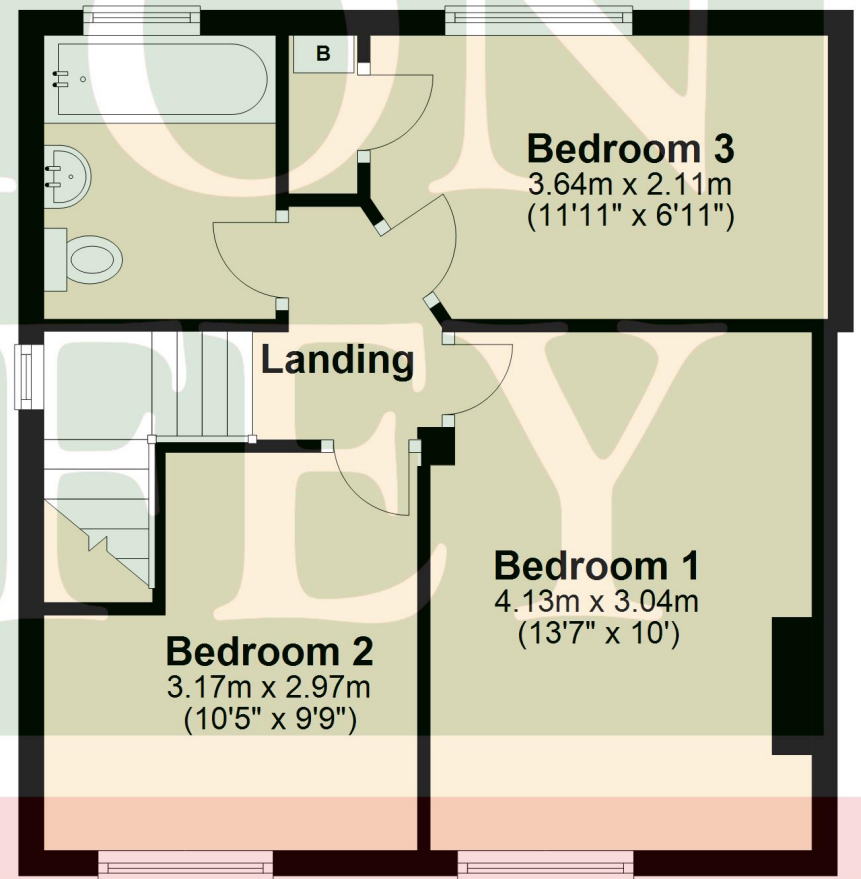
# Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



# First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.1 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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