



2 Willow Grove, Fakenham
Guide Price £750,000



2 Willow Grove

Fakenham,
Norfolk, NR21 8GE



A superb detached family house with contemporary 4 bedroom, 4 bathroom accommodation and good sized gardens on the outskirts of town.

DESCRIPTION

2 Willow Grove is a substantial detached high specification family home, built in 2014 by the highly regarded local developers Grocott and Murfit. Occupying a discreet position within an exclusive private cul-de-sac of just three properties, the house enjoys a tucked away setting on the south eastern outskirts of the thriving market town of Fakenham.

The ground floor offers a superb balance of contemporary style and practical family living, with bright, open and spacious accommodation throughout. At its heart is a well-appointed open-plan kitchen, dining and living area, complemented by an adjoining utility room. The principal living space is enhanced by a full wall of bi-fold doors, creating a seamless connection to the extensive raised paved terrace and rear garden beyond. Additional reception space includes a cosy sitting room centred around an open fireplace with a wood-burning stove, together with a separate study.

The impressive full-height entrance hall creates a striking first impression and features a staircase up to the first floor galleried landing plus access to a cloakroom. Upstairs, there are four generously proportioned bedrooms, three of which benefit from en-suite shower rooms, alongside a luxurious family bathroom.

The property has been finished to an excellent standard throughout, with quality fixtures and fittings including aluminium windows and doors, oak internal latch doors, a contemporary fitted kitchen and stylish bathroom suites. Further highlights include a balcony off the principal bedroom overlooking the rear garden plus a dressing room with air source underfloor heating throughout the property and fireplaces housing wood burning stoves in the sitting room and living area.



what3words: ///cactus.removers.runner

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

OUTSIDE

2 Willow Grove is approached over a private driveway, shared with just 2 other properties, which leads onto the property's own gravelled driveway where there is parking for two to three vehicles and leading to the garage and entrance porch with outside lighting.

Tall timber double gates lead to the good sized rear garden which comprises an extensive partly covered paved terrace which opens seamlessly from the main living space bounded by a low wall with steps leading down to a lawn and a decked sun terrace. The garden is bounded by tall fencing and benefits from a timber shed and a screened area to the south where the air source heat pumps are located and there is a further shed/workshop.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Air source underfloor heating throughout and wood burning stoves in the sitting room and living area. EPC Rating Band C.

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

TENURE

This property is for sale Freehold.

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SITUATION

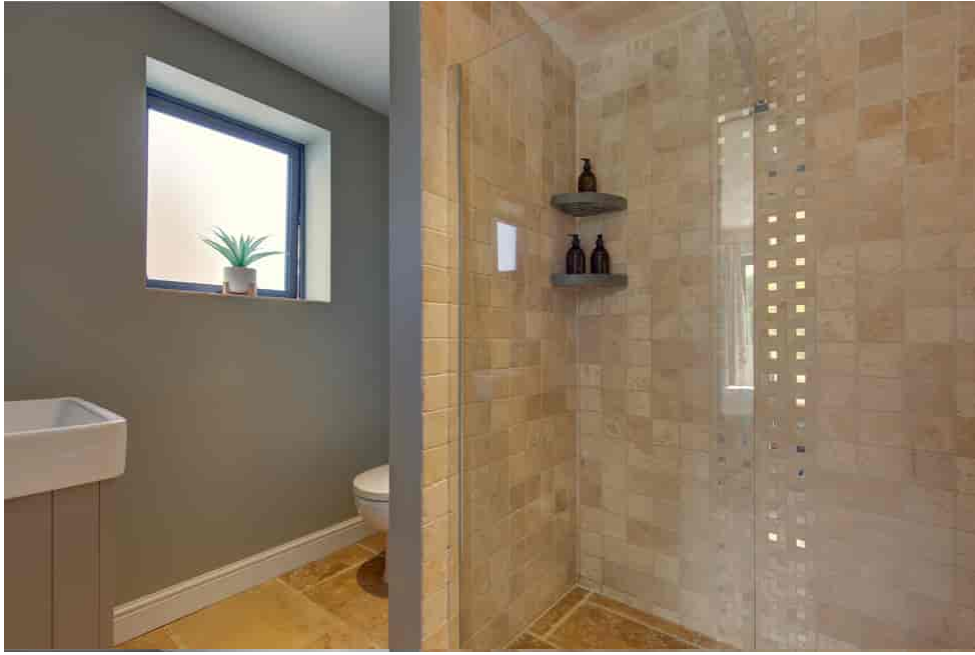
Fakenham, the largest town in North Norfolk, is a vibrant community ideally located between the Norfolk coast and the historic centres of Norwich and King's Lynn. Its central position makes it a perfect base for exploring the region while offering plenty to enjoy locally.

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.

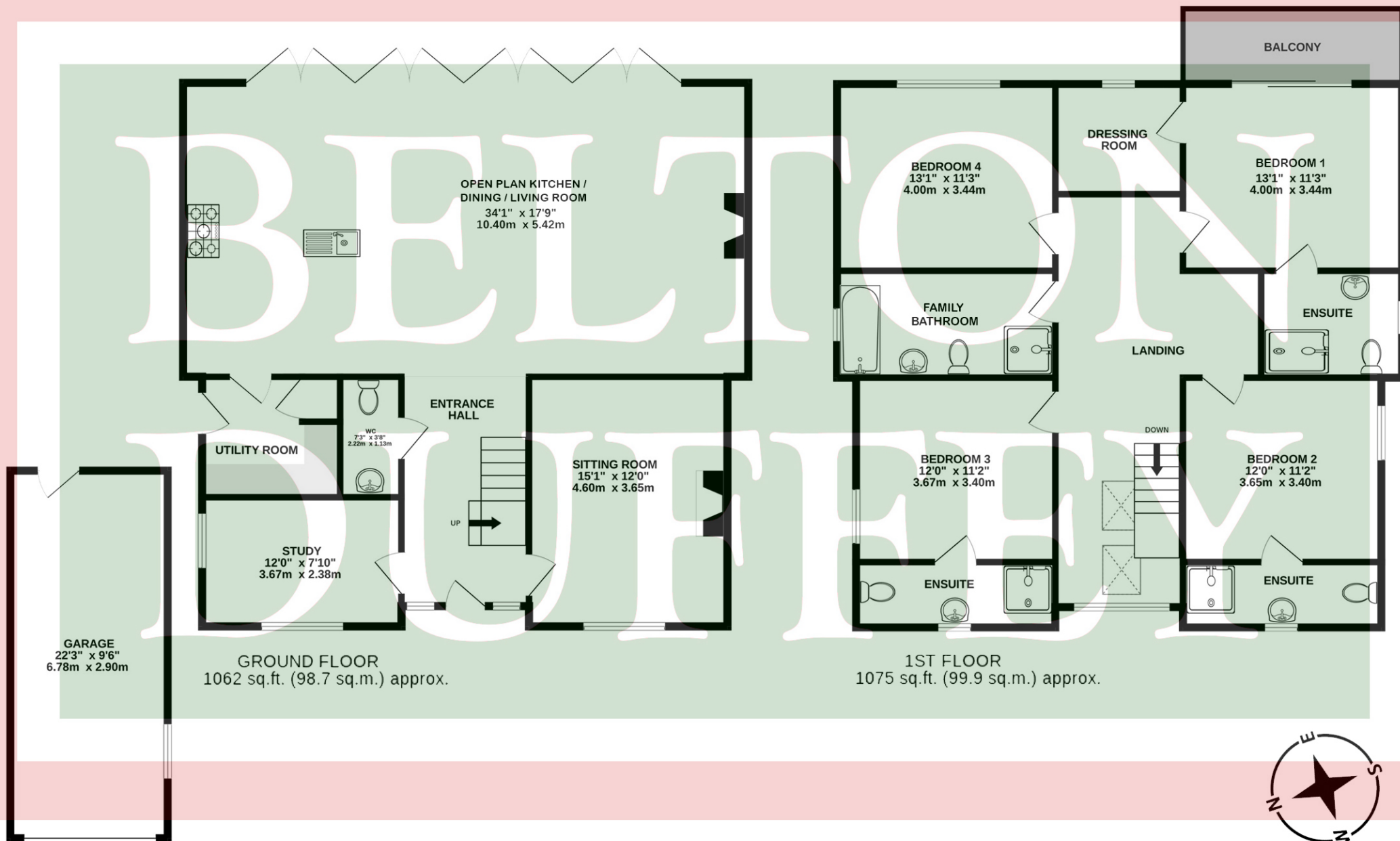






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TOTAL APPROX. FLOOR AREA 2350 SQ.FT (218 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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