



12 Searle Close, Fakenham
Guide Price £299,950

**BELTON
DUFFEY**

12 Searle Close

Fakenham,
Norfolk, NR21 8NA



A modern garage link detached bungalow with superbly presented refurbished 3 bedroom accommodation, garage and attractive gardens.

DESCRIPTION

12 Searle Close is a beautifully presented modern garage link detached bungalow situated at the end of a popular cul de sac in the market town of Fakenham. The well laid out accommodation is centred around a welcoming entrance hall, accessed via a partly glazed composite entrance door leading to the hall featuring laminate flooring, a shelved airing cupboard housing the Vaillant gas-fired boiler, two additional storage cupboards and doors leading to the principal rooms.

The contemporary kitchen is fitted with a range of high gloss cream wall and base units complemented by granite worktops and upstands, incorporating a stainless steel sink with mixer tap. Integrated appliances include a double oven, ceramic hob with extractor hood, microwave, fridge freezer, dishwasher and washing machine. The kitchen also benefits from luxury tile flooring, a chrome radiator, a window to the side and a glazed UPVC door providing access to the outside.

The spacious sitting/dining room is bright and welcoming, with two front facing windows and a feature fireplace with an electric flame effect fire creating an attractive focal point. There are two generous double bedrooms, one overlooking the rear garden and the other enjoying French doors opening directly onto the garden, together with a versatile third bedroom. The newly fitted shower room has a contemporary feel with a large walk-in shower, vanity unit wash basin and WC. It is finished with tiled splashbacks and a vinyl flooring and electric towel radiator.



what3words: ///swoop.pounces.cabbies

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

OUTSIDE

Number 12 is situated at the end of the cul de sac set back from the road behind a low maintenance gravelled garden with slate chipped beds planted with ornamental hedging and bounded with a low post and chain fence. A concrete driveway to the side provides parking for 2 cars and leads to the attached garage and the front entrance door with outside light and a gravelled area with space for a bench and planters etc.

A tall gate to the side of the property opens onto a pedestrian walkway to the rear garden. The garden has been attractively landscaped with an extensive paved terrace and a shaped lawn beyond. Well stocked perimeter borders and gravelled beds with a further patio area, 2 timber garden sheds, outside tap and lighting.

SERVICES AND EPC RATING

Mains water, 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 C.

TENURE

This property is for sale Freehold.

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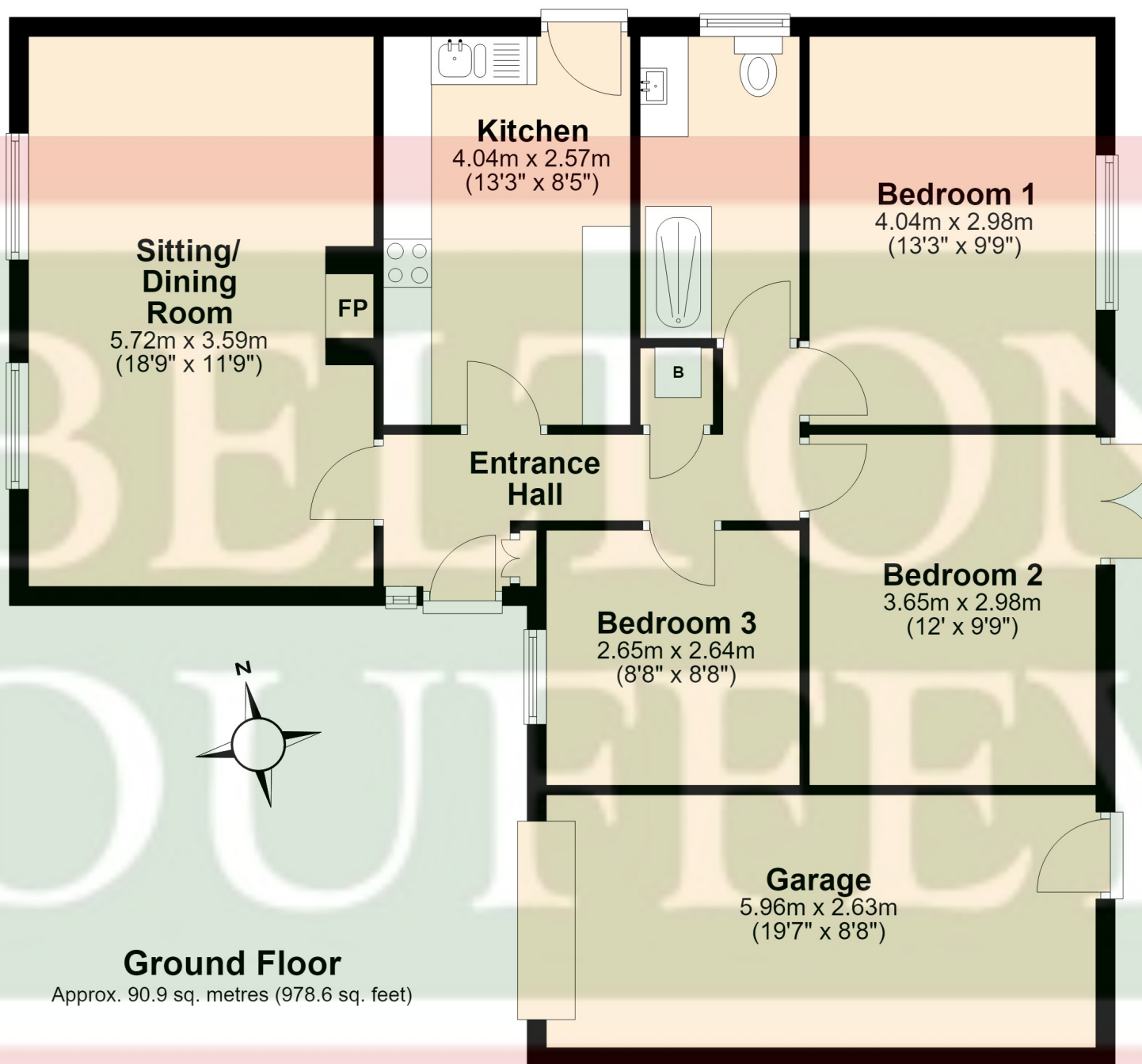


SITUATION

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.

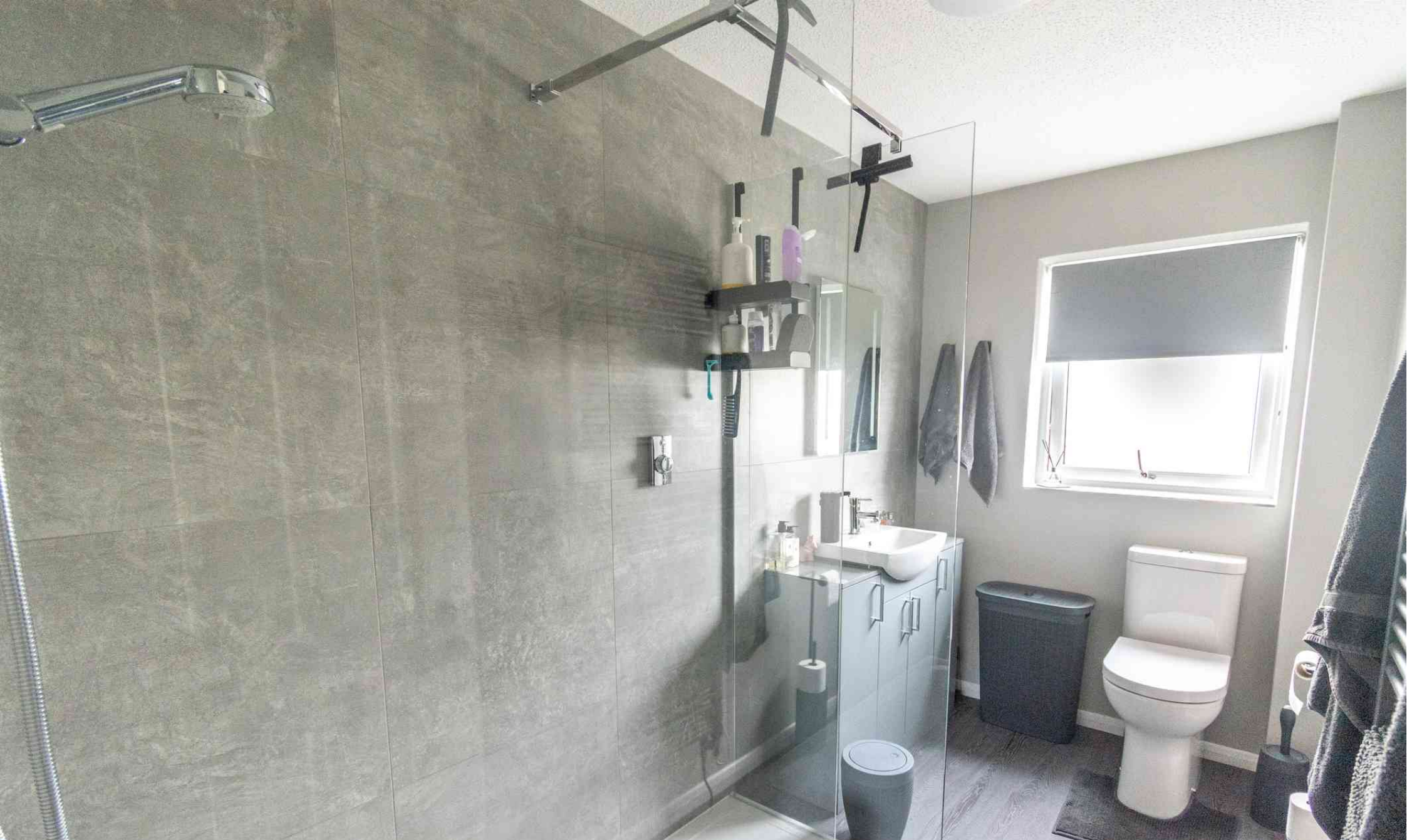


Total area: approx. 90.9 sq. metres (978.6 sq. feet)

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 or omission.

This plan 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.

Plan produced using PlanUp.



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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