

SOWERBYS

Norfolk Property Specialists



1 Foxglove Close

Fakenham, Norfolk, NR21 8PR

Guide Price £300,000



Viewing by appointment with our
Fakenham Office 01328 801534 or fakenham@sowerbys.com



1 FOXGLOVE CLOSE

Sowerbys are delighted to offer this immaculately presented bungalow for sale. It is well located on 'The Paddocks development', towards the bottom of the cul-de-sac.

The mature beech hedge, currently home to nesting birds, defines the front boundary. The block weave drive provides off-road parking, which also leads to the single detached garage, with a remote controlled door that lays towards the back of the plot.

The front door leads to the welcoming entrance hall, which benefits from modernised flooring and built-in cupboards providing coats storage and an airing cupboard. There is also access to the loft via a ladder, leading to a part boarded loft space.

The kitchen has been modernised to provide a range of wall, base and drawer units, incorporating a built-in double oven and integrated gas hob. The position of the kitchen sink unit is well designed to overlook the rear garden.

The sitting dining room is L shaped and boasts a wall mounted, smouldering, log effect electric fire. The room is dual aspect and the sliding patio doors to the rear lead nicely into the garden.

The principal bedroom includes a range of freestanding furniture, bought whilst modernising the property and the second bedroom served by the family bathroom, also includes a stunning range of built in furniture.

The garden to the rear is enclosed by gates to both sides and is mainly lawned with a paved patio area.



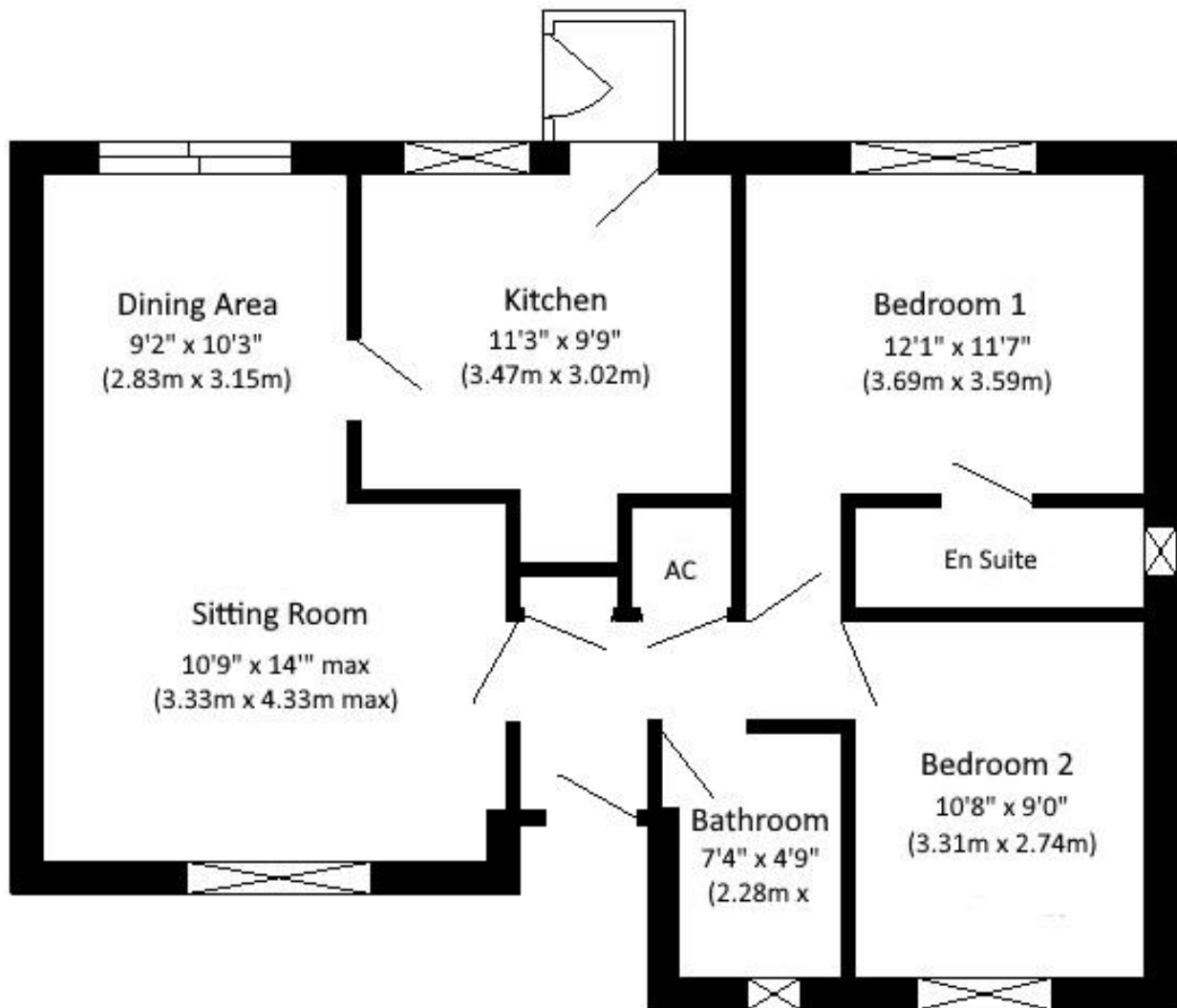
KEY FEATURES

- Immaculately Presented
- Modernised Kitchen
- Sitting/Dining Room
- Principal Bedroom Includes Freestanding Furniture
- En-suite Shower Room
- Family Bathroom
- Modernised Second Bedroom Includes Fitted Furniture
- Enclosed Rear Garden
- Single Detached Garage









These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

FAKENHAM

Fakenham has been voted the 7th best place to live in Britain by Country Life magazine. It's a market town in central Norfolk - halfway between King's Lynn and Norwich. It has a Thursday market that dates back to 1250 and a Farmers Market on the last Saturday of each month with great locally grown organic produce! It's often called the Gateway to the North Norfolk Coast as it's well positioned for the coast and other local attractions like Pensthorpe Waterfowl Park and Fakenham Racecourse. Easy to get to are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls. Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0551-2807-7170-9723-4005

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Fakenham Office:
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01328 801534 • fakenham@sowerbys.com



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