



12 Baxter Close, Fakenham, NR21 8LE

Guide Price £250,000

- Chain free
- Semi detached house
- Ideal family home
- EPC Rating: TBC



Property Description

OVERVIEW

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.

ENTRANCE HALL

Door to the front, carpets, radiator, doors off and stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM

Large family kitchen diner. Tiled floors, radiator, double glazed windows to the front and rear along with door to access rear garden. Door off to cloakroom. Wall and base units, worktops, stainless steel sink drainer, gas hob, built in oven, extractor fan and space for integrated fridge freezer and washing machine.

LOUNGE

Spacious lounge with fitted carpets, double glazed window to the front and patio doors to the rear to access the garden.

CLOAKROOM

Double glazed window to the rear, lino tiled effect flooring, WC and hand wash basin.





BEDROOM

Double glazed window to the front, radiator, fitted carpets, wall mounted mirror, built in shelves and wardrobe.

BEDROOM

Double glazed window to the rear, radiator and fitted carpets.

BEDROOM

Double glazed window to the front, radiator, fitted carpets, wall mounted mirror, built in shelves and wardrobe.

FAMILY BATHROOM

Double glazed window to the rear, bath with shower, WC, wash hand basin and Radiator. Laminated wood floor, shaver point, part tiled and extractor fan.



LANDING

Double glazed window to the rear, carpets, built in cupboards doors off to bedrooms and bathroom.

GARDEN & GARAGE

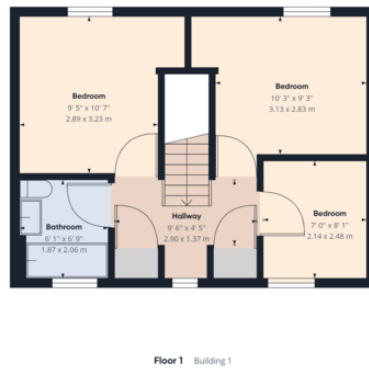
Fully enclosed walled garden to the rear with shingle and lawn. Gate to access garage and parking. Garage with up and over door with power and lights



EPC

Current 74 C

Potential 89 B



Approximate total area⁽¹⁾
782.79 ft²
72.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.