

SOWERBYS

Norfolk Property Specialists



9 Gorse Close

Fakenham, Norfolk, NR21 8PP

Guide Price £385,000



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



9 GORSE CLOSE

This delightful L-shaped brick and flint detached bungalow, is superbly located in the bottom of the cul-de-sac, backing onto the Pensthorpe woodland.

The property is accessed via its entrance lobby, with built in storage for coats. The kitchen has been modernised and includes a range of fitted units and integrated appliances. This room leads nicely into the dining room with its window overlooking the pretty rear garden. The conservatory is also accessed from the kitchen and leads out to the enclosed rear garden.

The generous size sitting room is dual aspect with its double doors leading into the rear garden.

The principal bedroom is complemented by its en-suite shower room and the family bathroom serves the other two bedrooms.

The property benefits from a double garage, with two up and over doors to its front, one of the doors enabling remote access. The driveway allows ample parking and there is a lawned area to the front garden. The enclosed rear garden is a delightfully mature space, comprising lawns and mature beds and borders. The property is offered for sale with no upward chain.



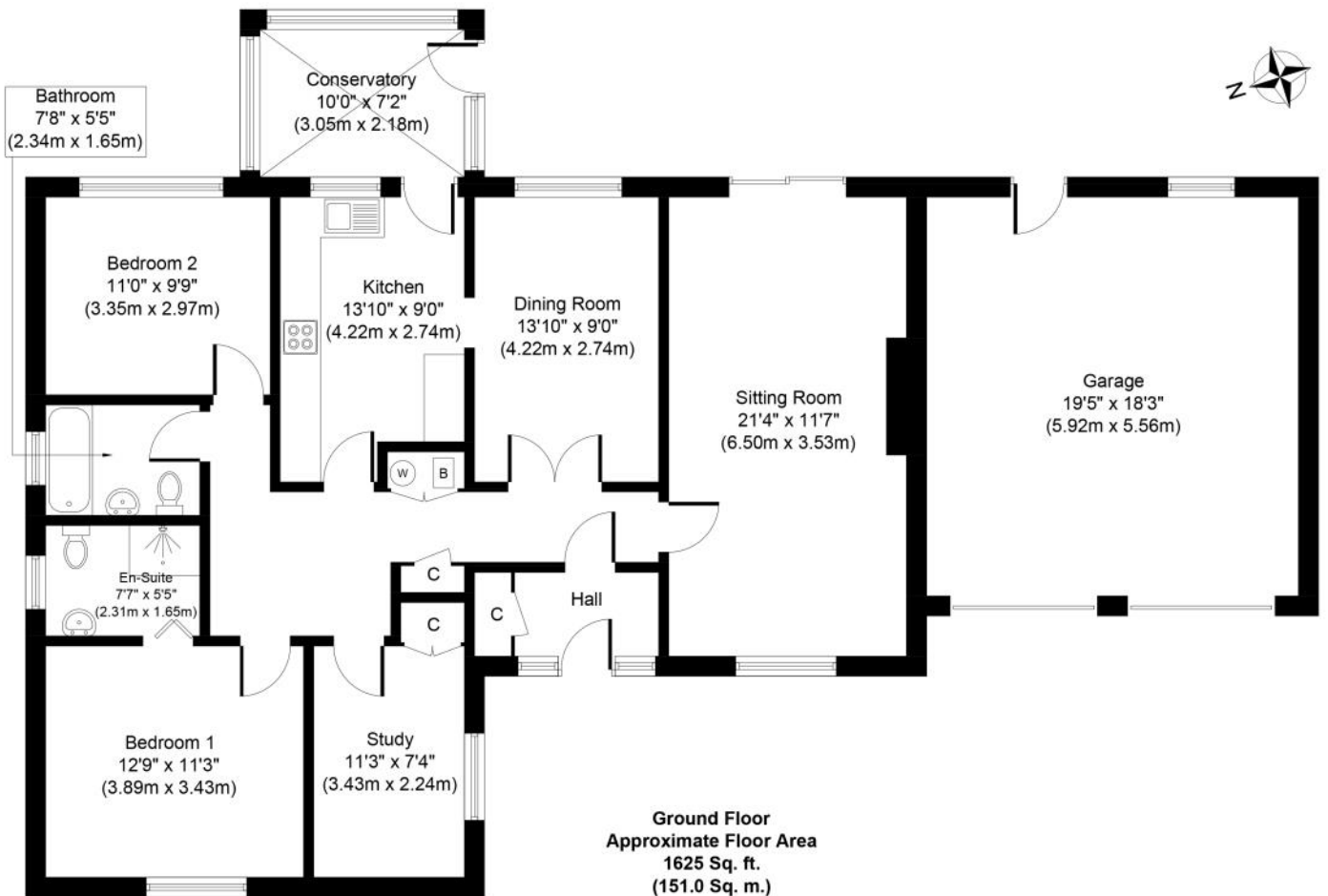
KEY FEATURES

- Attractive Brick and Flint Property
- Two Reception Rooms and Conservatory
- Three Bedrooms
- Principal Bedroom En-Suite and Family Bathroom
- Double Garage and Ample Parking to Driveway
- Mature, Enclosed Rear Garden
- Sought After Location
- Chain Free









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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 electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2532-7080-2509-7811.

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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