



17 Newman Drive, Fakenham

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Pointens





**17 Newman Drive, Fakenham, Norfolk
NR21 8AN**

Holt 12 miles, North Norfolk Coast 10 miles,
Norwich 25 miles

A well presented detached house pleasantly situated towards the head of a small quiet cul-de-sac of similar properties. There are 2 reception rooms and 3 bedrooms (master en-suite) The property is being offered for sale with no onward chain.

GUIDE PRICE £340,000



Property

The property offered for sale is a well appointed detached modern home which is pleasantly situated towards the head of this popular cul-de-sac lying towards the northern outskirts of this pleasant Norfolk market town. The accommodation briefly comprises, an entrance canopy, entrance hall, a double aspect sitting room, a well fitted out kitchen, a conservatory overlooking the rear garden and a cloakroom. On the first floor a landing leads to the master bedroom with en-suite facilities, two further bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit windows and doors throughout and gas fired central heating. The bathroom and en-suite have recently been tastefully re-furnished. Outside, there is off street parking for two cars and to the front of the property is a lawned garden and to the side is a brick and tile garage. At the rear there is a fully enclosed garden area. This property is being sold with no onward chain.

Location

Fakenham is often referred to as the gateway to North Norfolk. It is located on the banks of the River Wensum and nestles between the historic city of Norwich and the medieval port of Kings Lynn. It is only a short drive from Fakenham to the beautiful North Norfolk coastline which is 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 markets. The town boasts several supermarkets, a library, doctors' and dentists' surgeries, a good selection of restaurants, a bowling alley, cinema and infants', junior and high school with sixth form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from Kings Lynn and Norwich.

Directions

Leave Fakenham town centre via Oak Street. At the round about take the second exit into Highfield Road. At the traffic lights turn right into Clay Pit Lane. Turn fifth right into Rudham Stile Lane and first left into Grove Lane. Newman Close will then be found on the left hand side.

Accommodation

The accommodation comprises:-

A covered entrance canopy and UPVC front door leading to:-

Entrance Hall

Radiator, staircase to the first floor with a cupboard under, Oak effect wooden flooring.

Sitting Room 17'6 x 11'3 (5.33m x 3.44m) Double aspect

Two radiators, television point. Double doors leading to the rear garden. Oak effect wooden flooring.

Kitchen 17'7 x 11'8 (5.39m x 3.59m) Double aspect

Fitted out with an extensive range of kitchen units comprising a range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Electric surface hob, extractor hood, double oven. Space for an American style fridge freezer. Space for automatic washing machine, tiled splashbacks, range of matching wall units. Radiator. Breakfast bar, Wall mounted Worcester Bosch boiler for central heating and domestic hot water. Oak effect wooden flooring. Double doors leading to:-

UPVC Conservatory 10'10 x 9'9 (3.07m x 3.01)

This overlooks the rear garden, radiator. Doors leading to the garden. Oak effect wooden flooring.

First Floor

Landing

Radiator.

Bedroom One 11'3 x 11'4 (3.44m x 3.47m)

Radiator, television point.

En-Suite

Tiled shower cubicle with fitted shower, wc, vanity unit with basin over. Radiator. Fitted shelved airing cupboard, half tiled walls. Oak effect wooden flooring.

Bedroom Two 10'4 x 9'3 (3.16m x 2.83m)

Fitted double and single wardrobe. Radiator.

Bedroom Three 11'4 x 8,1 (3.47m x 2.46m)

Radiator, fitted double wardrobe.

Bathroom

Roll top bath with claw feet and Victorian style mixer tap and shower attachment. WC, vanity unit with basin over. Radiator. Half tiled walls, oak effect wooden flooring.

Curtilage

To the front of the property there is a shingled driveway that provides off street parking for two cars, this in turn leads to a brick and tile garage 17'8 x 8' (5.42m x 2.43m) with up and over door, personnel door, electric power and light. There are lawned gardens to the front of the property and a pedestrian gate leads to the rear garden that is mostly laid to lawn but with a good sized patio area directly behind the house. There are various mature trees and shrubs, a wooden garden shed and this is all enclosed with wooden panelled fencing.

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General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band D (£2048.46 – 2022/23)

Energy Performance Certificate: Band C.

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313073

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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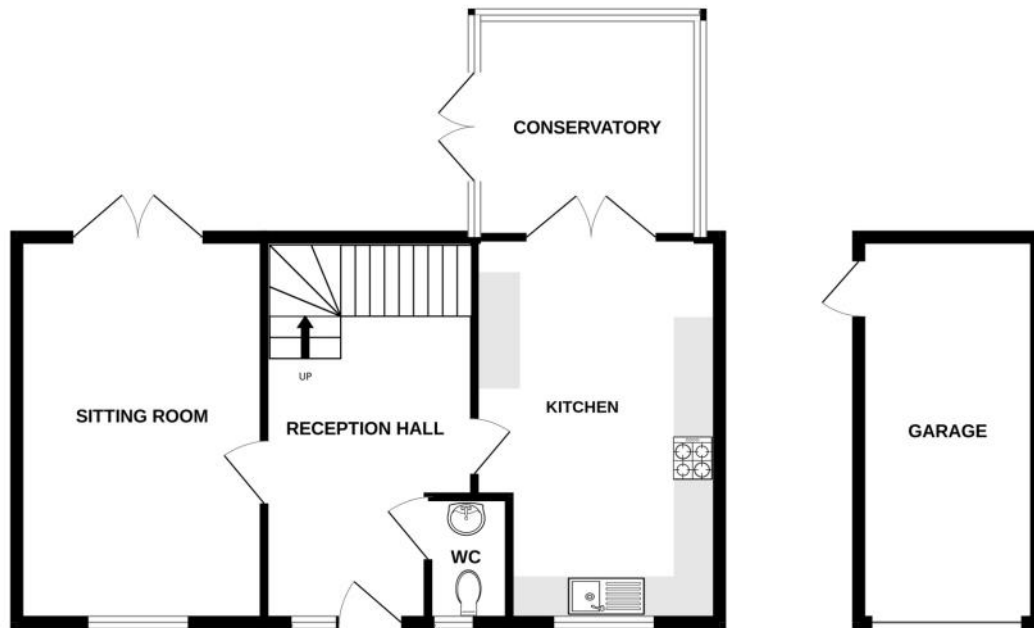
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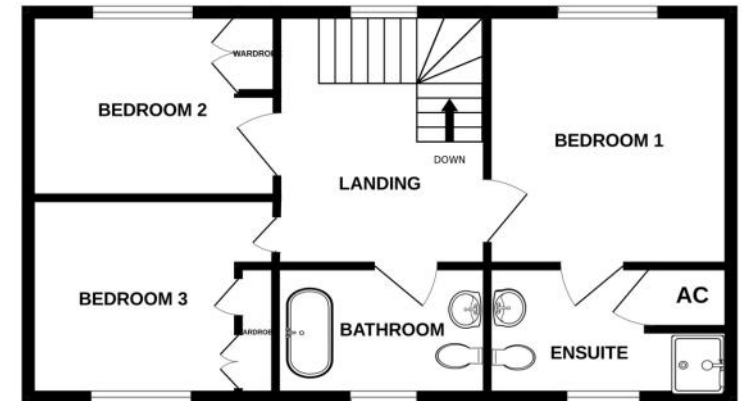
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GROUND FLOOR



1ST FLOOR



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