



55 Heath Rise
Fakenham | Norfolk | NR21 8HX

CHALET IN A QUIET LOCATION



Positioned towards the end of a quiet and sought-after no through road sits this wonderfully renovated, ready to move into three-bedroom bungalow, having been completely gutted and remodelled with the addition of a fantastic kitchen diner and utility area it has to be seen. With a low maintenance and safe garden to the rear and carport with additional off-street parking to the front. Just a ten-minute stroll to the centre of the wonderful market town of Fakenham and fifteen minutes' drive to the glorious north Norfolk coast and beaches. The property can be sold with all furniture by separate negotiation.



KEY FEATURES

- A fabulous high-end conversion and extended Chalet/Bungalow in this popular road in Fakenham
- Beautifully refurbished with quality and style throughout
- Three double Bedrooms, one Bathroom. Plumbing installed for first floor Shower Room
- Fantastic Kitchen/Diner with full-length sliding glass doors
- Good-sized separate Utility Room
- Low-maintenance and dog-friendly Garden laid to lawn
- Car Port and Off-Street Parking
- Total Accommodation extends to 1508sq.ft
- Energy Rating C

Forever Home

"We bought the property last year," the current owners explained. "We instantly fell in love with the bungalow as it's in such a beautiful and quiet area. During our time here, we've fully renovated it inside and added a new kitchen extension. We also extended the bathroom and carried out a garage conversion, so we had a laundry room. At the same time, everything was addressed – the gas, water and electricity services – and also a new boiler installed with new radiators throughout."

"We made sure everything we've done is to a high standard, such as the wooden flooring, the quartz worktop in the kitchen, the sliding doors and lantern skylights. It was all undertaken with great attention to detail as we envisaged the bungalow was going to be our forever home at the time."

When asked about their favourite spaces at the bungalow, the owners said, "Our favourite rooms are kitchen and bathroom. The kitchen is very spacious and well lit – we both love great food, so it is always a pleasure to prepare the meals there. We also love to have our spa days in the bathroom. We both lead very busy lives, so we like to relax when we have a bath!"

The Garden

"We have quite big garden which has been completely cleared and is very low maintenance," the owners said, mentioning that it has a new fence. "It really is such a private space, and we both love it that behind the fencing there are some sizeable trees so we can listen to the birds when we have a coffee in the morning on the terrace." The space to the front of the property is partially laid to lawn and there is an area of hardstanding for off-street parking which extends under the carport.





KEY FEATURES

Wonderful Location

"Our home is ten minutes' walk from the town centre, but it is still so very quiet and private," the present owners said. "We will miss our neighbours because we are like a family here in the cul-de-sac. Everyone is so nice to each other. And we will also miss that is close to so many nice restaurants and if we want to go to the beach, then it's only a short drive."

One of the major attractions of the property is its position close to the centre of town while still offering generously sized rooms throughout the interior. A sought-after market town in North Norfolk, Fakenham offers a wide range of impressive amenities including several supermarkets, a choice of cafes, shops and pubs, and a cinema, not forgetting an auction house, a thriving Thursday market with local produce, and the nearby Fakenham Racecourse. There is also the added benefit of the surrounding countryside only a couple of minutes away and, of course, the stunning North Norfolk coast too. Fakenham is also conveniently located for trips to Norwich and King's Lynn when the amenities offered by a town are required.





















INFORMATION



On Your Doorstep...

Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

How Far Is It To?...

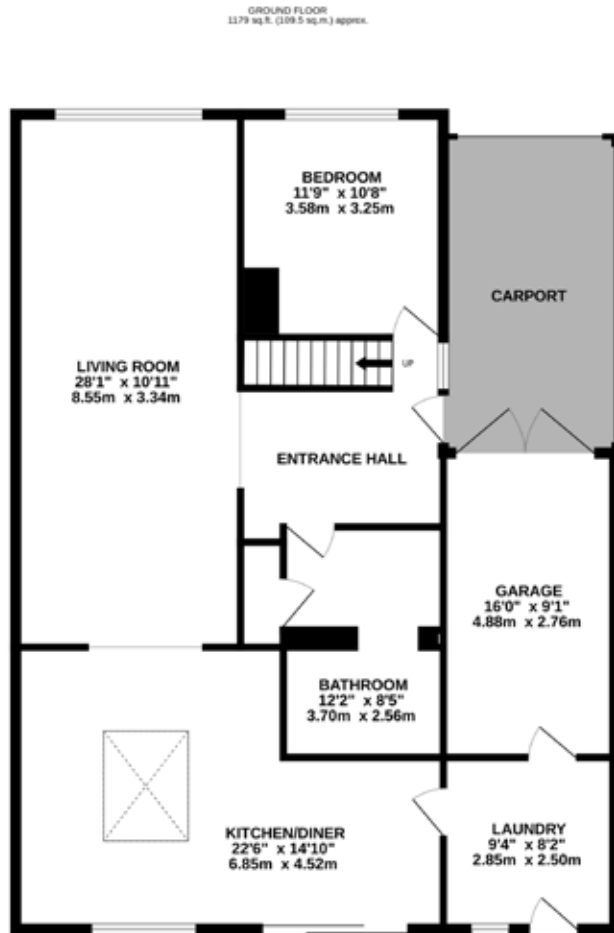
Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within 26 miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Services, District Council

GFCH, Mains - Water & Drainage
North Norfolk District Council
Council Tax Band C

Tenure

Freehold



TOTAL FLOOR AREA: 1508 sq ft. (140.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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