



**The Old Coach House 19 Gladstone Road, Fakenham NR21 9BZ**

**welcome to**

**The Old Coach House 19 Gladstone Road, Fakenham**

The Old Coach House is a recently renovated home offering contemporary living whilst maintaining many original features. The property is spacious throughout and offers open plan living accommodation with 3 bedrooms, modern kitchen & 2 reception rooms, integral garage, ample parking and garden.



### **Entrance Hall**

UPVC door to the front with doors into the lounge, kitchen and cloakroom

### **Kitchen**

19' 6" x 16' 11" ( 5.94m x 5.16m )

Kitchen with wall and base units, eye level oven, extractor, quartz worktops, island, radiator, bespoke doors, ceiling down lighters, herringbone flooring, sink with drainer, door and windows to the front of the property.

### **Lounge**

31' 4" x 15' 9" ( 9.55m x 4.80m )

Exposed steel beams, TV point, herringbone floor, two windows to the front of the property.

### **Sun Room**

11' 3" x 11' 3" ( 3.43m x 3.43m )

Roof lights, tiled floors, anthracite window patio doors and window to the side of the property.

### **Cloakroom**

WC, wash hand basin and extractor.

### **Bedroom One**

17' 4" x 12' 9" ( 5.28m x 3.89m )

Built in wardrobes, exposed brick, radiator and window to the front and side of the property.

### **En Suite**

Suite comprising of shower, WC, wash hand basin, vanity unit, heated towel rail, tiled floor and window to the front of the property.

### **Bedroom Two**

12' 9" x 9' 2" ( 3.89m x 2.79m )

Radiator and uPVC window to the front of the property.

### **Bedroom Three**

17' 3" x 8' 4" ( 5.26m x 2.54m )

Built in wardrobe and uPVC window to the front of the property.

### **Bathroom**

Suite comprising of double shower, bath, WC, wash hand basin, vanity unit and heated towel rail.

### **Lobby**

UPVC door to the front with doors into the kitchen and the garage

### **Garage**

Up and over electric door with power and light and further storage to the first floor. Pedestrian door into the front porch.

### **Location**

Fakenham is a busy market town with a range of shopping facilities, supplemented by the regular Thursday Markets. There are schools for all aged along with medical facilities. The town enjoys good road links to both King's Lynn and Norwich, King's Lynn having a main line railway to Cambridge and London, and Norwich having an International Airport. The town offers various leisure opportunities including ten pin bowling, cinema, library, several public houses and restaurants. There are many country pursuits nearby, most notably the unspoilt North Norfolk coastline, national hunt racing at Fakenham and several golf courses.

### **Outside**

The property is tucked away with two entrances via Gladstone Road. The main entrance approaches the property by the hardstanding driveway which leads to the garage with the secondary entrance being by double wooden gates which offers further parking. There is a pedestrian gate into the walled garden which offers a high degree of privacy. The garden is well manicured with many mature shrubs and trees, a fish pond with cobbled retaining wall and seating areas - a real haven for entertaining.



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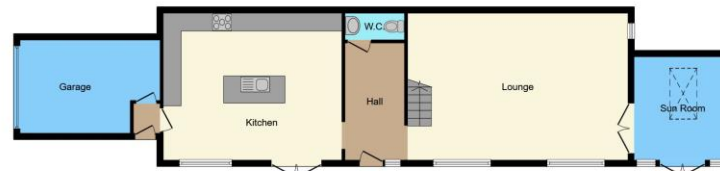
## The Old Coach House 19 Gladstone Road, Fakenham

- Contemporary living
- Three bedrooms
- Garage & ample parking
- Private & walled garden
- No onward chain

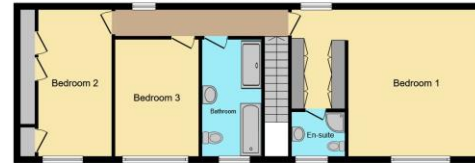
Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



Ground Floor  
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First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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