



Quince Cottage, 26 Gorse Close

Guide Price £325,000 - £350,000

Backing Pensthorpe woodland and tucked at the bottom of the cul-de-sac is this brick and flint detached bungalow, which is offered for sale with no onward chain.

From the entrance hall (which has useful cupboard space), you enter the fitted kitchen which has access to the side pathway leading to the rear garden. You can also access the garden out of the sliding patio doors from the 'L' shaped Lounge/Diner which also boasts a gas fire and bespoke cupboards/shelving.

The main bedroom has built-in cupboards and further benefits from an en-suite shower room. There are two further bedrooms (one with built-in cupboard space) and a family bathroom.

Outside, the bungalow has a well maintained front garden and path leading to the covered porch, there is also a gravelled driveway providing off road parking and leads to the single garage (which has an electric door). Gated side access leads to the rear garden which has been landscaped to include artificial lawned areas and a patio area with summer house.

With the bungalow located in such a sought after area of Fakenham, we expect high levels of interest so call today and arrange your viewing.

Services - Gas central heating. Mains water, drainage, gas, and electricity are connected.



Situation

Fakenham is a well served market town which hosts an excellent selection of local shops and businesses, primary and secondary schooling along with many other amenities. There are also supermarkets including a Tesco's and Morrisons. The town is located in the North Norfolk district of the county and is approximately 10-12 miles from the popular coastal town of Wells-next-the-sea and Holkham which offers stunning woodland walks and sandy beaches.

Directions

To find the property, proceed through Pensthorpe on the A1067. Turn right onto Norwich Road, followed by the right turning onto Warren Avenue. At the end of the road turn left onto Rowan Way, followed by the right turning onto Gorse Close. Proceed to the end of the Close and turn right where the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0187.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



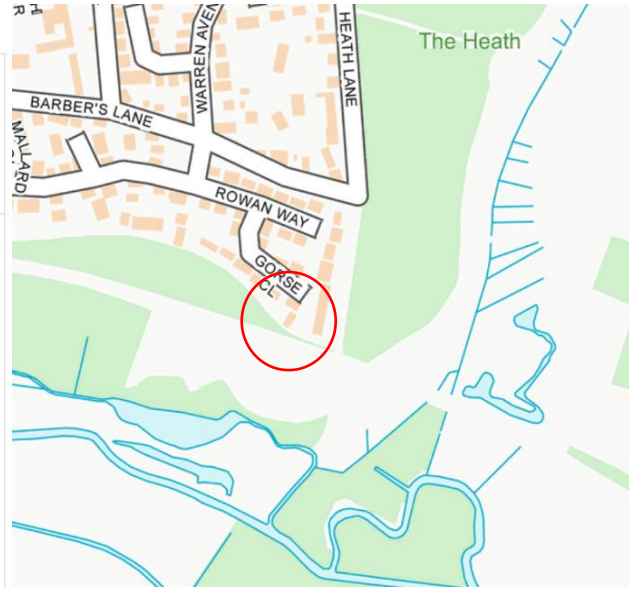


Approximate total area^①
1043.61 ft²
96.95 m²

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC