



53 Gwyn Crescent, Fakenham

£315,000 Freehold



websters.

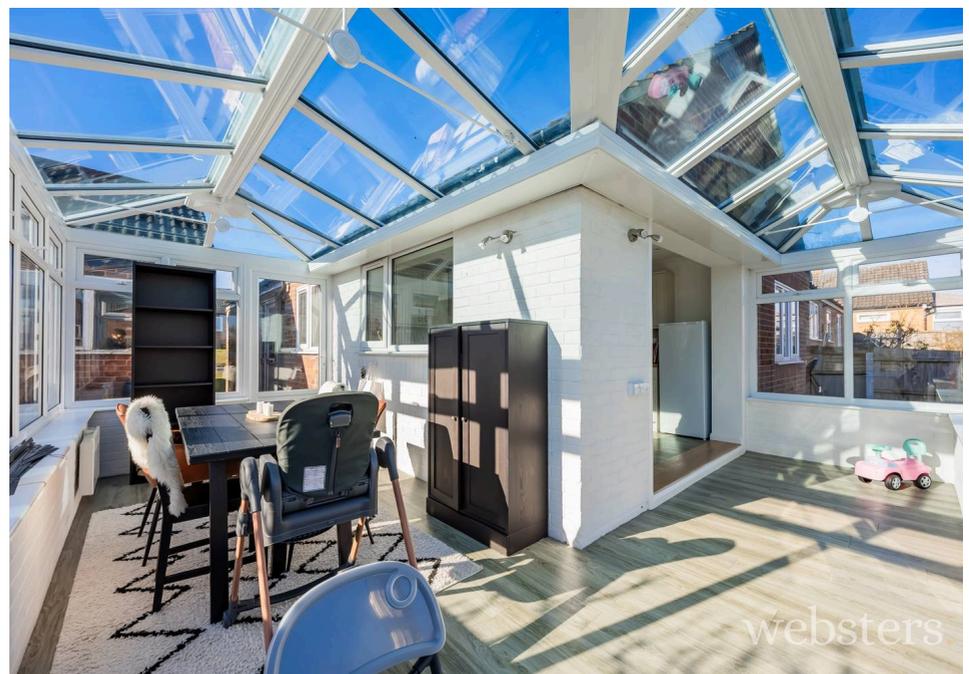
Welcome to this immaculately presented three bedroom detached bungalow, situated in a highly sought-after location close to the town centre and local amenities. This spacious home is in pristine condition throughout.

Upon entering, you are welcomed by a contemporary kitchen that flows seamlessly into a bright and airy garden room, ideal for enjoying your morning coffee or hosting friends and family. The kitchen is equipped with sleek countertops, ample storage, and the latest appliances, making it perfect for both every-day living and entertaining. The generous living room is filled with natural light, creating a warm and inviting atmosphere, while the neutral decor throughout the property provides an ideal backdrop for your own personal style. All three bedrooms are well-proportioned and offer plenty of space for family or guests along with a family bathroom.

The property benefits from off-road parking for two vehicles, a garage providing secure parking or additional storage, and a versatile layout suited to a wide



- Immaculate condition three bedroom detached bungalow
- Modern kitchen extending into garden room
- Off road parking with garage
- Popular location, close to the town and amenities
- Enclosed rear garden
- Spacious bungalow
- Guide price £315,000-£335,000



Entrance hallway

Laid with carpet, access to all rooms.

Lounge

17' 10" x 11' 4" (5.43m x 3.45m)

A bright living room featuring UPVC doors to the front, a radiator, and carpeted flooring.

Kitchen

11' 4" x 11' 6" (3.45m x 3.50m)

The kitchen features wood effect flooring, a range of fitted wall and base units, and a stainless steel sink. There is a window to the side, a radiator, an electric oven, and space for a washing machine, fridge, and freezer.

Garden room

13' 8" x 17' 8" (4.17m x 5.38m)

The garden room offers a bright and spacious area, perfect for relaxing or entertaining. With large windows and doors opening to the garden, it brings the outdoors in, creating a seamless connection with the surrounding greenery. The room is ideal for use as a family room, dining area, or a peaceful retreat.

Bedroom

11' 9" x 11' 4" (3.58m x 3.45m)

UPVC double-glazed window to the front, radiator and laid carpet with fitted wardrobe.

Bedroom

11' 7" x 9' 6" (3.52m x 2.90m)

UPVC double-glazed window to the rear, radiator and laid carpet.

Bedroom

9' 9" x 8' 2" (2.98m x 2.50m)

UPVC double-glazed window to the side, radiator and laid carpet.

Bathroom

8' 6" x 6' 11" (2.60m x 2.10m)

Bathroom with laminate flooring, toilet, rainfall shower, heated towel rail, and two windows to the side aspect.

The property benefits from off-road parking for two vehicles, a garage providing secure parking or additional storage, and a versatile layout suited to a wide range of buyers, from those seeking a peaceful retirement retreat to families looking for a comfortable and convenient home. The fully enclosed rear garden offers a private and secure outdoor space, featuring a well-maintained lawn, a patio area ideal for al fresco dining or relaxation, and a useful shed for garden or outdoor storage. Designed for year-round enjoyment, the garden is perfect for entertaining, gardening, or unwinding outdoors. With ample parking, practical storage, and thoughtfully designed outdoor space, this bungalow offers the ideal balance of comfort, convenience, and spacious single-level living in a desirable location.

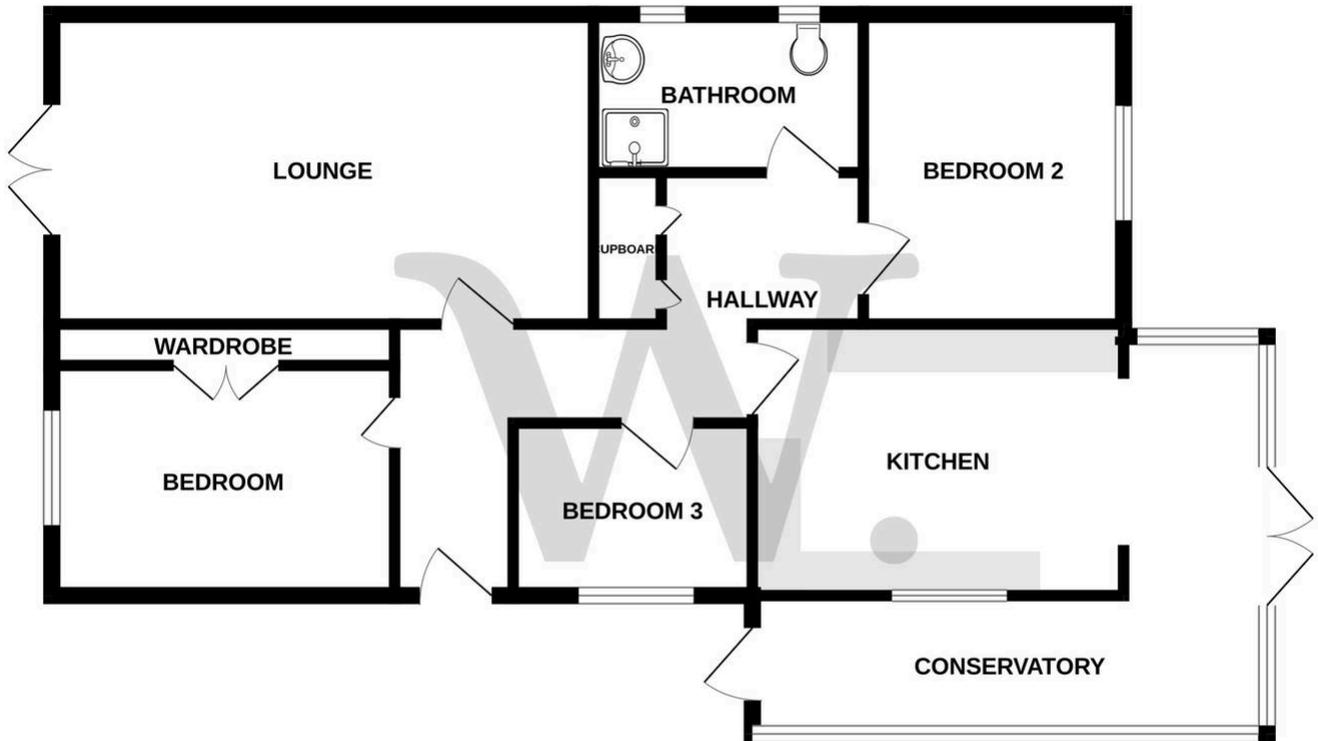
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR



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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