



**Parmar,
53 Smiths Lane,
FAKENHAM.
NR21 8LQ.**

**Offers sought in the region of
£250,000**
Freehold

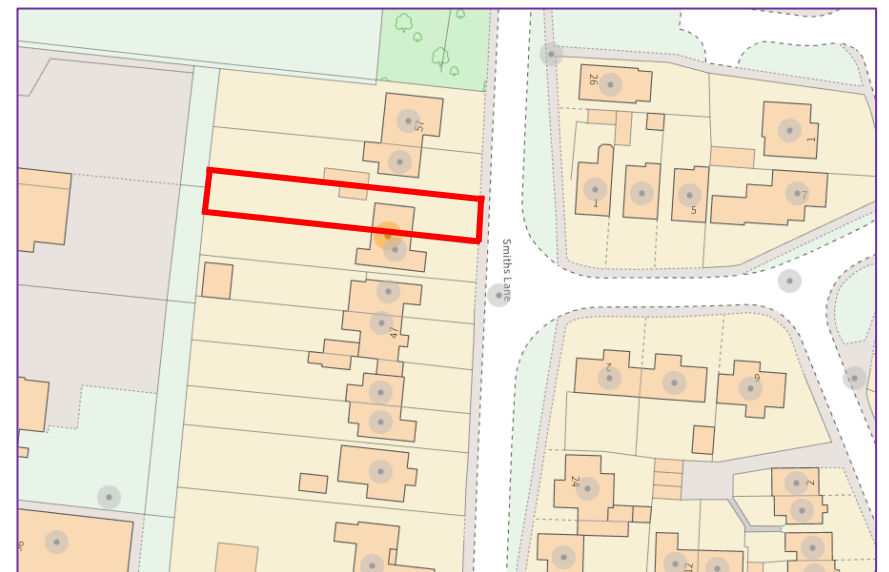
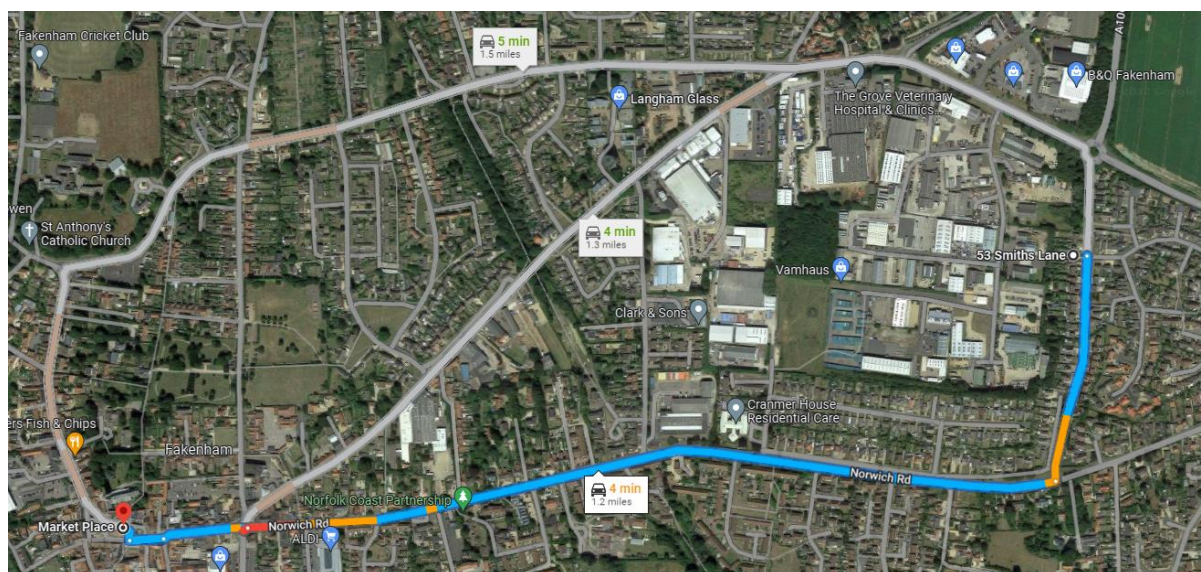
Non-estate, modern, semi-detached House with gas fired centrally heated and double glazed accommodation including; 22ft Sitting room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of a long garden, ample parking space and Garage.

Conveniently located within walking distance of 2 supermarkets, the Doctor's Surgery and about 1¼ miles from the Town Centre.

NO ONWARD CHAIN!

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions:

From the Town Centre, take Norwich Road, and at 1 mile turn left into Smiths Lane. The property is on the left, almost opposite the turning to Gwyn Crescent, as marked by a for sale board.

Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

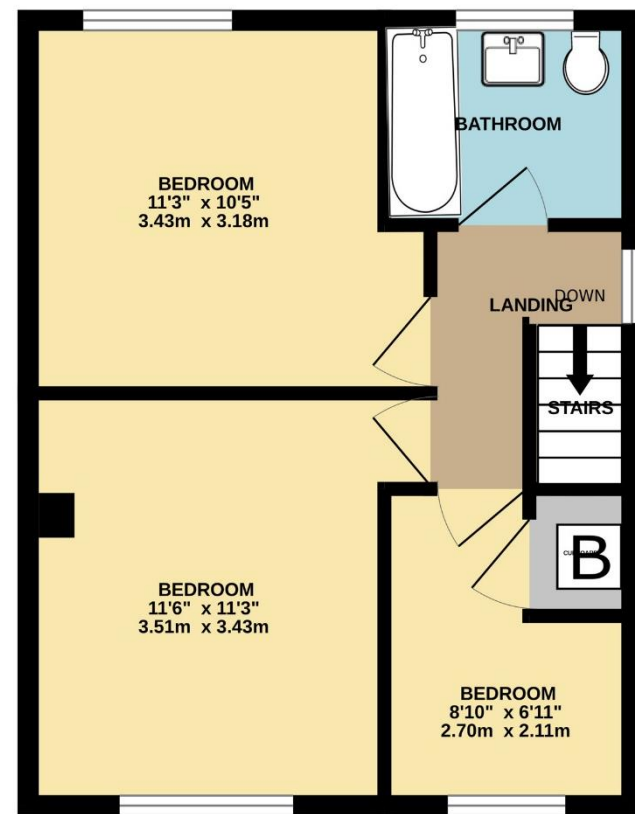
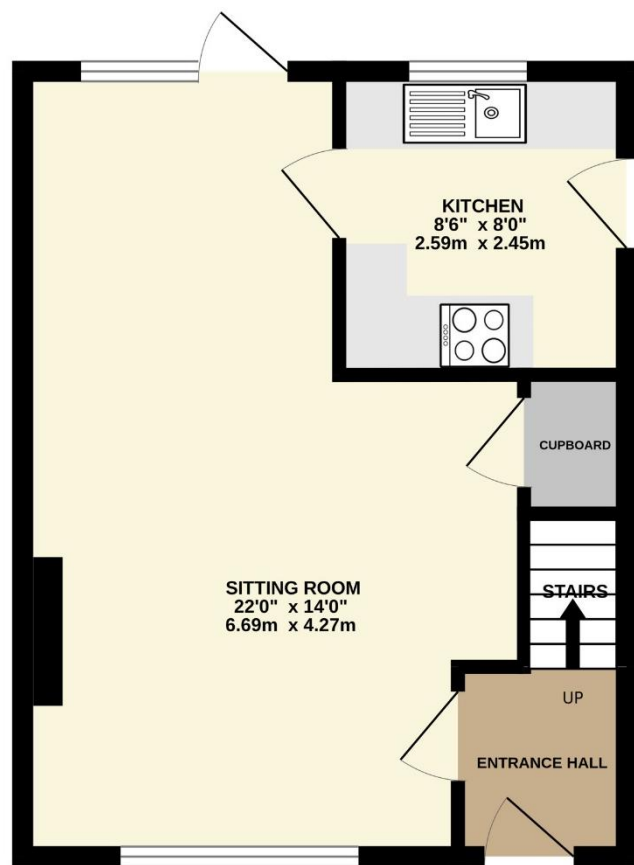
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor:

Canopy Entrance Porch:
with part double glazed front door to;

Entrance Hall:
Telephone point. Half glazed door to;

Sitting room: 22'0" x 14'0", (6.7m x 4.3m) max.
Flame effect electric fire (with remote control), set in timber surround with mantle shelf over. Telephone point. TV point. Understairs cupboard. Vertical window blinds. Double glazed door with adjoining double glazed side panel with vertical blinds, to rear garden. Half glazed door to;

Kitchen: 8'6" x 8'0", (2.6m x 2.5m).
Stainless steel sink unit with mixer tap set in fitted work surface with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Further fitted worktop with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit with extractor hood over, and double oven under. Matching range of wall mounted cupboard units. Half double glazed door to outside.

First Floor:

Landing:
Hatch to roof space. Vertical window blinds.

Bedroom 1: 11'6" x 11'3", (3.5m x 3.4m) max.
Vertical window blinds. TV point. Telephone point.

Bedroom 2: 11'3" x 10'5", (3.4m x 3.2m) max.
Vertical blinds. TV point.

Bedroom 3: 8'10" x 6'11", (2.7m x 2.1m) mx.

Built-in cupboard housing "Buderus" gas fired central heating boiler, and electric light. Vertical window blinds.

Bathroom:
White suite of timber panelled with tiled surround and "Mira" shower fitting over. Low level WC. Pedestal hand basin with tiled surround. Part timber panelled wall with inset mirror tiles. Roller blind.

Outside:
Long concrete runways providing ample car parking space lead from the road to the side of the property, where there is a brick and tiled, semi-detached Garage, 16'0" x 8'3", (4.9m x 2.5m), with up & over door, concrete floor, electric light and power points.

To the front of the property is a gravelled area providing further off road parking.

Immediately to the rear is a small paved patio area, and beyond a gravelled area and long, grassed garden with mature shrubs and trees and 2 Garden Stores.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811

Tax Band: "B"

EPC: D.

