



## Garden Cottage, Old Fakenham Road, FOXLEY. NR20 4QJ.

FAKENHAM 10 MILES. NORWICH 15 MILES.  
DEREHAM 8 MILES. REEPHAM 5 MILES.

Offers sought in the region of  
**£450,000**  
Freehold.

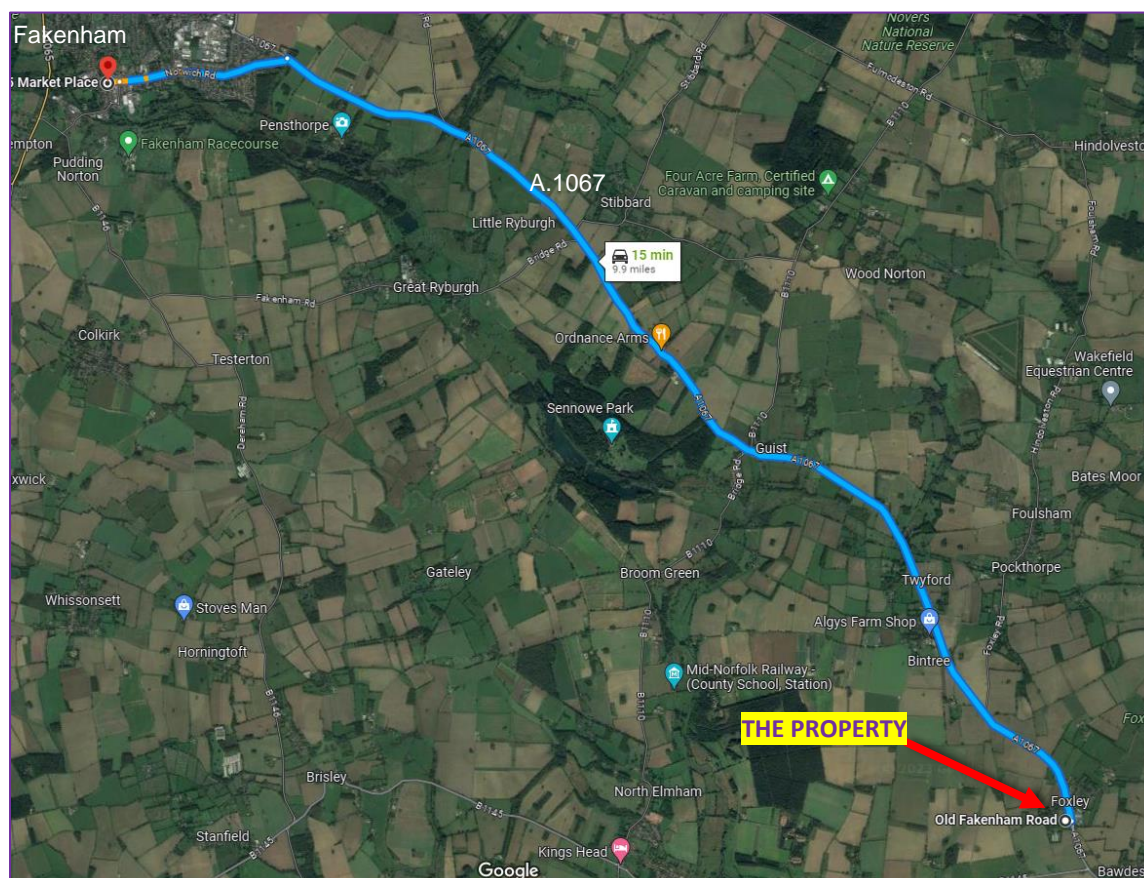
Spacious, detached, Individual, modern Family Residence with centrally heated and double glazed accommodation, including a fine Sitting room with feature fireplace, Dining room with fitted table, a spacious, well fitted Kitchen, Conservatory and 4 bedrooms.

The property is set well back from the road in a South-facing position, within its own good sized, mainly lawned gardens, with ample car parking space and Garage.

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

**Directions:** From Fakenham take the A.1067 Norwich Road, and proceed for 10 miles into Foxley. Turn right opposite the "Floranova" premises onto the Old Fakenham Road, and the property is on the right, just after the turning to Chapel Road West.

**Location:** The village of Foxley is located on the A.1067 with easy access to the Market Town of Fakenham and the fine City of Norwich. There is also good road access to the market towns of Dereham, Aylsham, Holt and Reepham – the latter being 5 miles distant and having an excellent facilities including a school and sixth form centre. There are lovely walks and woodlands close by Foxley Wood being a site of special scientific interest and the largest remaining area of ancient woodland in Norfolk. The village Church of St Thomas is a centre point of the village and there are farm shops, amenities, garden centres, tea rooms and public houses within easy reach.



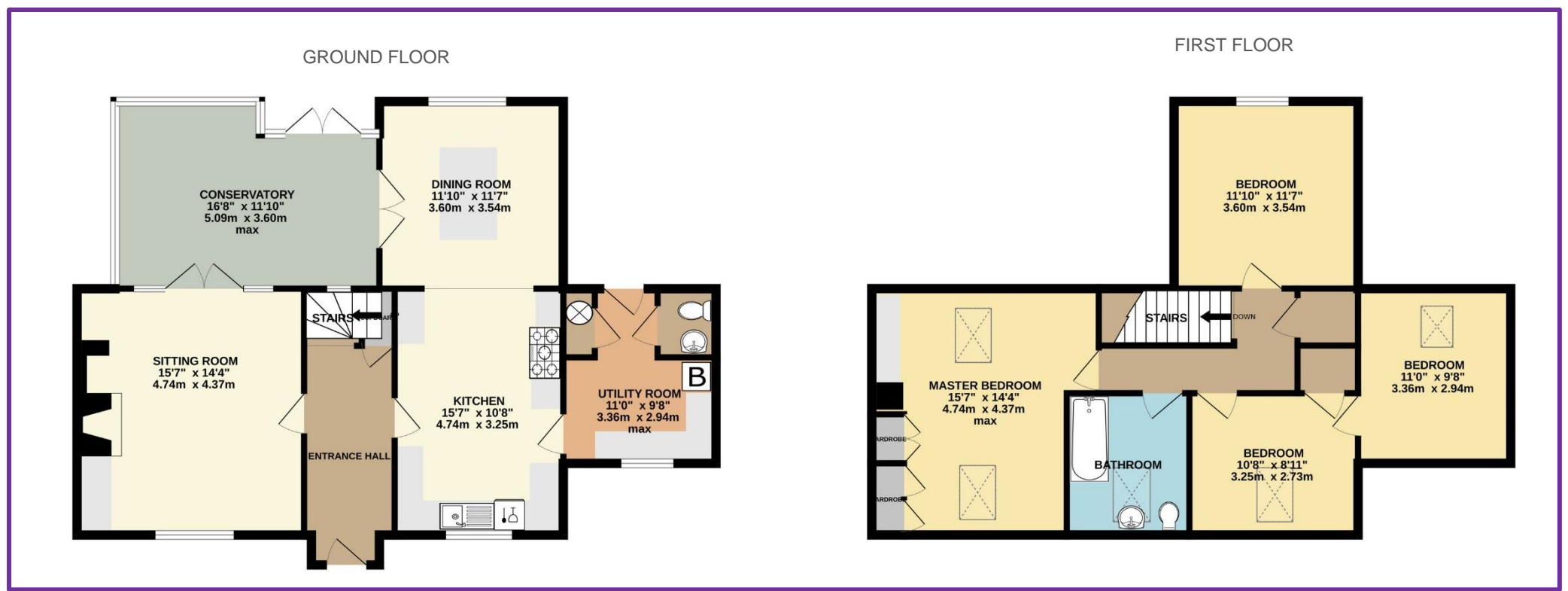
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk, NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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**Services:** Mains water, electricity and a private treatment plant are connected to the property.

**District Authority:** Breckland District Council, Dereham. Tel: 01362 656870. **Tax Band:** D.

**EPC:** D.



**Ground Floor:**

**Entrance Porch:** with tiled floor. Timber panelled ceiling and spotlight. Part glazed door to;

**Entrance Hall:** Understairs cupboard. Tiled floor. Telephone point.

**Sitting room: 15'7" x 14'4", (4.7m x 4.4m).** Feature exposed brick fireplace with wood burner, tiled hearth, and adjoining log store recess with recessed shelving over. Adjoining TV shelf with matching exposed brick base and storage. Wood effect floor. 2 TV points. 2 Telephone points. Roller blind. Twin double glazed doors to;

**Conservatory: 16'8" x 11'10", (5.1m x 3.6m) max.** Double glazed roof. Wood effect floor. Electric room heater. 2 wall lights. TV point. Twin double glazed doors to rear garden. Twin double glazed doors to;

**Dining room: 11'10" x 11'7", (3.6m x 3.5m).** Fitted dining table, and 6 (separate) dining chairs, with feature 'old factory pendant' lights over. 2 matching wall lights. Tiled floor. Roller blind. Wide opening to;

**Well Fitted Kitchen: 15'7" x 10'8", (4.7m x 3.3m).** Enamel sink unit with mixer tap set in fitted wooden work surface with tiled splashback, and drawers, cupboards and built-in dishwasher under. Matching range of wall mounted cupboard units with concealed lighting under. Further fitted work tops with drawers, and cupboards under. "Range-master" bottled gas fired Cooking Range with 4 burners, hot plate, 2 ovens and grill under. Integral extractor hood over. "Rangemaster" fridge/freezer with drinking water dispenser. Tiled floor. Ceiling recessed spot lights. Roller blind.

**Utility room: 11'0" x 9'8", (3.4m x 2.9m) max.** Fitted worktop with cupboards, appliance space, plumbing for washing machine and "Trianco" oil fired central heating boiler under. Fitted wall cupboard. Built-in airing cupboard with double hot water cylinder. Extractor fan. Tiled floor. Ceiling recessed spotlights. Venetian blind. Door to outside.

**Cloakroom:** Hand basin with tiled splashback. Low level WC. Ceiling recessed spotlights. Tiled floor.

**First Floor:**

**Galleried Landing:** Built-in wardrobe cupboard.

**Master Bedroom: 15'7" x 14'4", (4.7m x 4.4m) max.** Built-in double wardrobe cupboard and adjoining glass fronted double cupboard with drawers under. Matching dressing table with drawers under. 2 Velux roof lights. Telephone point. TV point.

**Bathroom:** White suite of panelled bath with mixer tap/shower fitting and glass screen over. Hand basin with mixer tap, and cupboards under. Low level WC. Heated towel rail. Extractor fan. Fitted shelf. Velux roof light.

**Bedroom 2: 11'10" x 11'7", (3.6m x 3.5m).** TV point. Roller blind.

**Bedroom 3/Dressing room: 10'8" x 8'11", (3.3m x 2.7m).** Built-in wardrobe cupboard. Hatch to roof space. Velux roof light. TV point. Door to;

**Bedroom 4: 11'0" x 9'8", (3.4m x 2.9m).** Roof light. Telephone point. Spot lights.

**Outside:** A partly shared drive leads from the road, to the front of the property where there is **ample garvelled car parking space for several vehicles**. A 'field' gate to the side leads to further parking space, and a brick and tiled **Garage, 18'3" x 9'2", (5.6m x 2.8m)**, with electric roller entrance door, concrete floor, strip lights, power points and personal door. Immediately to the rear of the property is a paved patio area, and a further enclosed, paved area to the side – used as a dog run. There is a good sized, well fenced garden, laid mainly to lawn with well stocked flower and shrub beds, and a further paved area with timber and felt roofed **Summer House, 17'0" x 11'8", (5.2m x 3.6m)**, including **veranda** with electrical connection, and **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, with double timber entrance doors.

