



**25 Wells Road,
FAKENHAM.
NR21 9EG.**

**Offers sought in the region of
£425,000**
Freehold

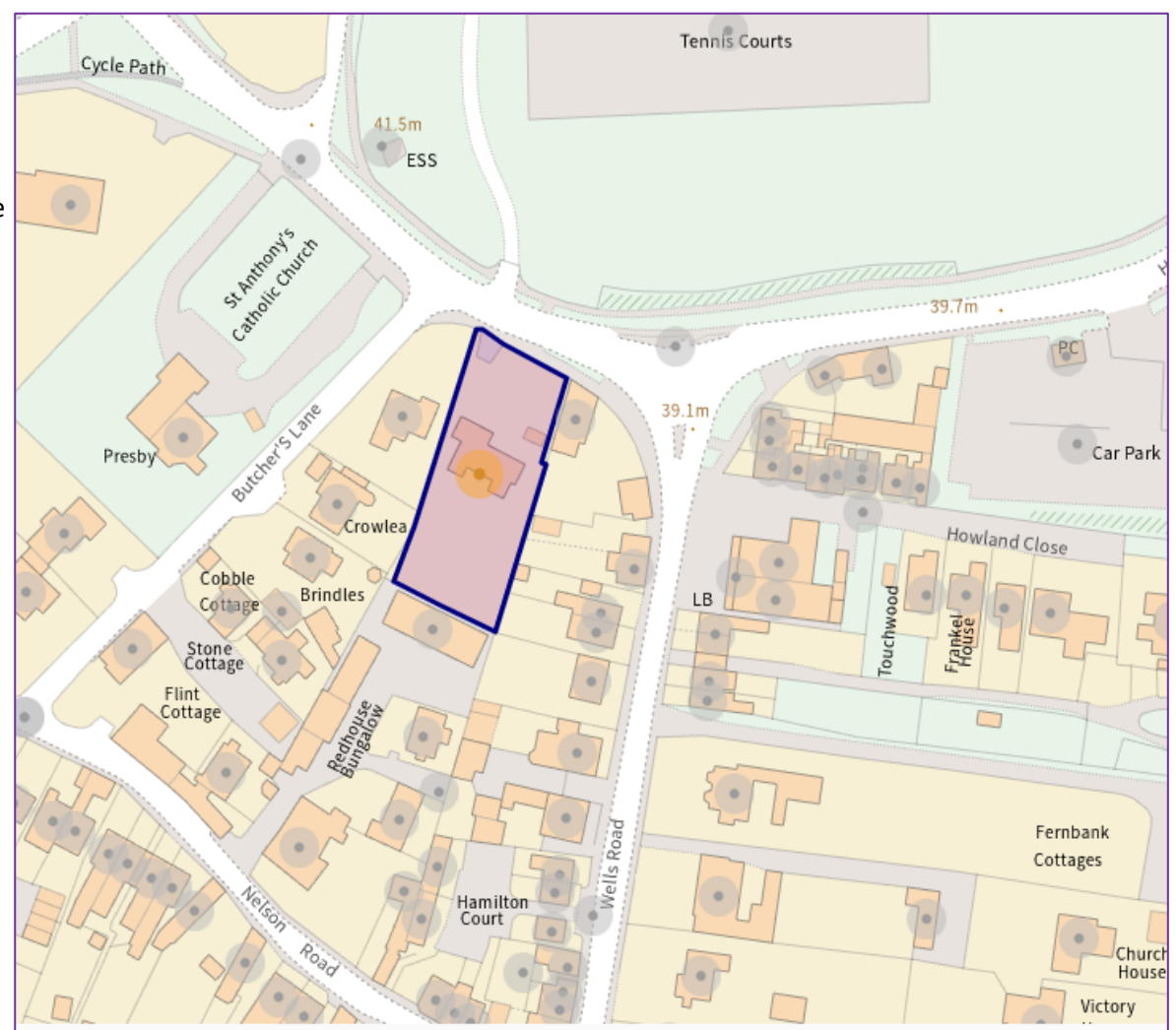
Spacious, detached, individual Bungalow Residence with gas centrally heated and double glazed 3 bedroomed accommodation, ample parking space, garage and mature South-facing Gardens, extending, in all, to about 1/3rd Acre (stms).

The property is set well back from the road within its own good sized gardens, about ¼ mile from the Town Centre.

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

Directions: From the Town Centre take Oak Street, and proceed into Wells Road. Turn left at the mini-roundabout, and the property is on the left, just before the turning to Butcher's Lane and St Anthony's Catholic Church, 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.



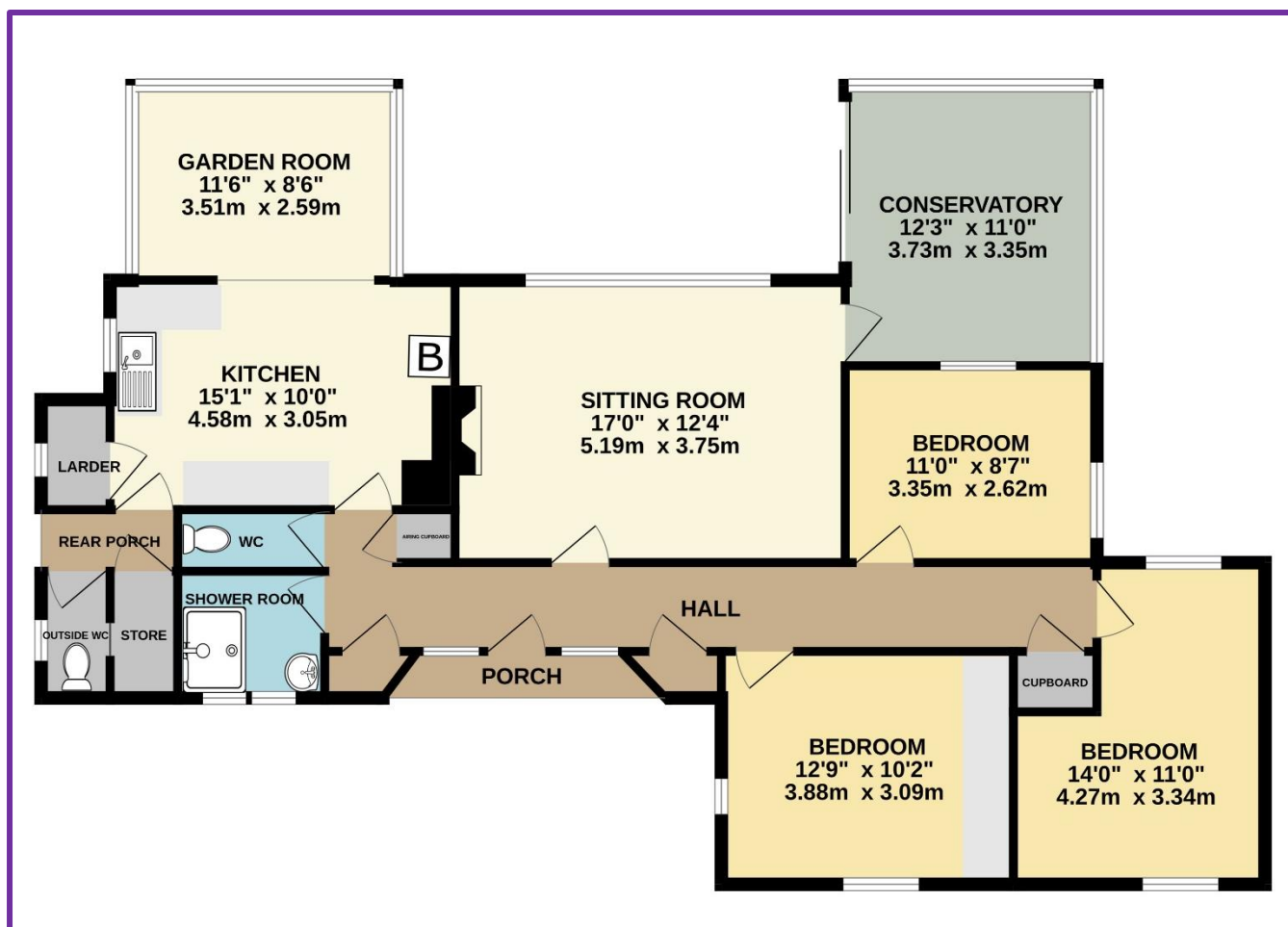
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Entrance Porch: with tiled floor and electric light. Double glazed door with adjoining double glazed side panels to;

Entrance Hall: Built-in shelved cupboard. 2 built-in coats cupboards with fitted shelf and hanging rail. Built-in Airing cupboard with factory lagged hot water cylinder, fitted immersion heater, slatted shelving and cupboard over. Hatch to roof space.

Sitting room: 17'0" x 12'4", (5.2m x 3.8m). Fireplace with timber surround, hearth and mantle shelf. South-facing picture window with Venetian blind, overlooking rear garden. Telephone point. Half glazed door to;

Conservatory: 12'3" x 11'0", (3.7m x 3.4m). Part polycarbonate roof. Fitted vertical blinds. Fitted shelves. Strip light. Double glazed sliding patio door to rear garden.

Kitchen: 15'1" x 10'0", (4.6m x 3.1m). Stainless steel sink unit with drinking water tap, and adjoining fitted work top with tiled splashback, and drawers and cupboards under. Further fitted work surface with tiled splashback, and cupboards and appliance space under. Range of wall mounted cupboard units. "Worcester" wall mounted, gas fired central heating boiler. Built-in shelved and ventilated Larder Cupboard with electric light. Strip light. Roller blind. Door to rear porch. Wide opening to;

Garden Room: 11'6" x 8'6", (3.5m x 2.6m). Polycarbonate roof with fitted blinds. Vertical window blinds. Strip light.

Rear Porch: with tiled floor, electric light and doors to; **Store:** with fitted shelves, tiled floor, electric light and power point, and **Outside WC:** with low level WC.

Half tiled Shower room: Shower with "Mira" fitting. Pedestal hand basin. Wall mounted electric heater.

Separate WC:

Bedroom 1: 12'9" x 10'2", (3.9m x 3.1m). 2 fitted double wardrobe cupboards with central vanity shelf with mirror and high level cupboard over. Matching bedside cabinet. Telephone point. Roller blinds.

Bedroom 2: 11'0" x 8'7", (3.4m x 2.6m). TV point.

'L' shaped Bedroom 3: 14'0" x 11'0", (4.3m x 3.3m) max.

Outside: Twin wrought iron gates lead to a wide gravelled drive and sweep, offering **ample parking space**, and to a timber and felt roofed **Garage, 16'0" x 9'0", (4.9m x 2.7m)**, with double timber entrance doors and a concrete floor. Lawned front garden with mature sycamore tree.

A concrete path to the side of the property leads to 2 timber and felt roofed **Garden Store, 8'0" x 5'0", (2.4m x 1.5m), and 8'0" x 7'0", (2.4m x 2.1m)**.

To the rear is a large, well established garden laid mainly to lawn with well stocked flower and shrub borders, a privet hedge, and trees including apple and fig.

Within the garden is a further **Garden Shed, 6'0" x 4'0", (1.8m x 1.2m)**, and an aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m)**.

The Gardens extend, in all, to about 1/3rd Acre (stms).

Services: All mains services are connected to the property.

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

Tax Band: "D".

EPC: TBA.

