



**14 Seppings Road,
FAKENHAM.
NR21 9RB.**

**Offers sought in the region of
£350,000
Freehold**

Modern, link-detached Bungalow, with spacious, gas centrally heated and double glazed accommodation, including an 'L' shaped Sitting room/ Dining room (21ft x 18ft), fitted kitchen and 2 double bedrooms.

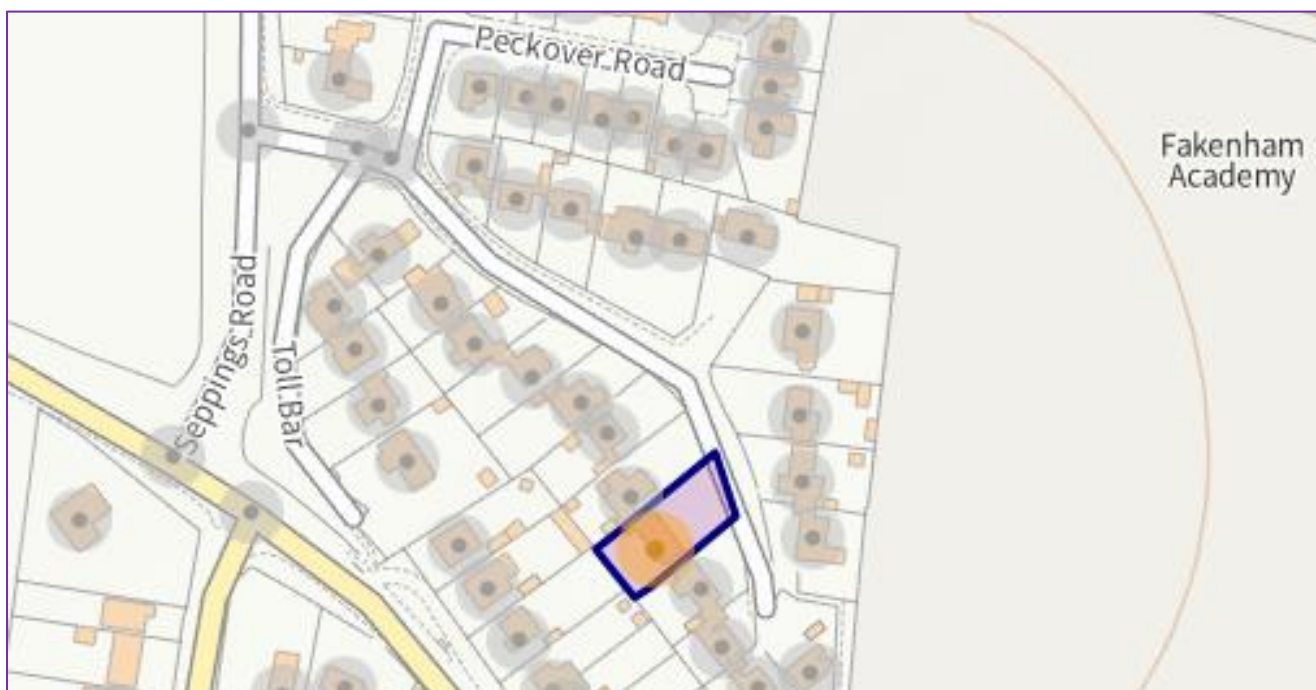
Outside there is a large front garden, a well enclosed, South-West facing rear Garden, Garage and ample parking space.

Located in a popular cul-de-sac development about 1 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 at the Wells Road junction turn left. Continue straight over the next mini-roundabout, and turn right just before the Shell Filling Station. Take the first turning on the right into Seppings Road, and the property is on the right towards the end of the cul-de-sac.

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.



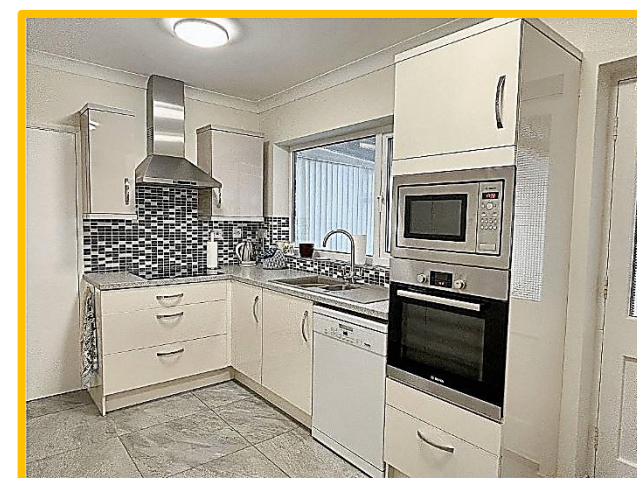
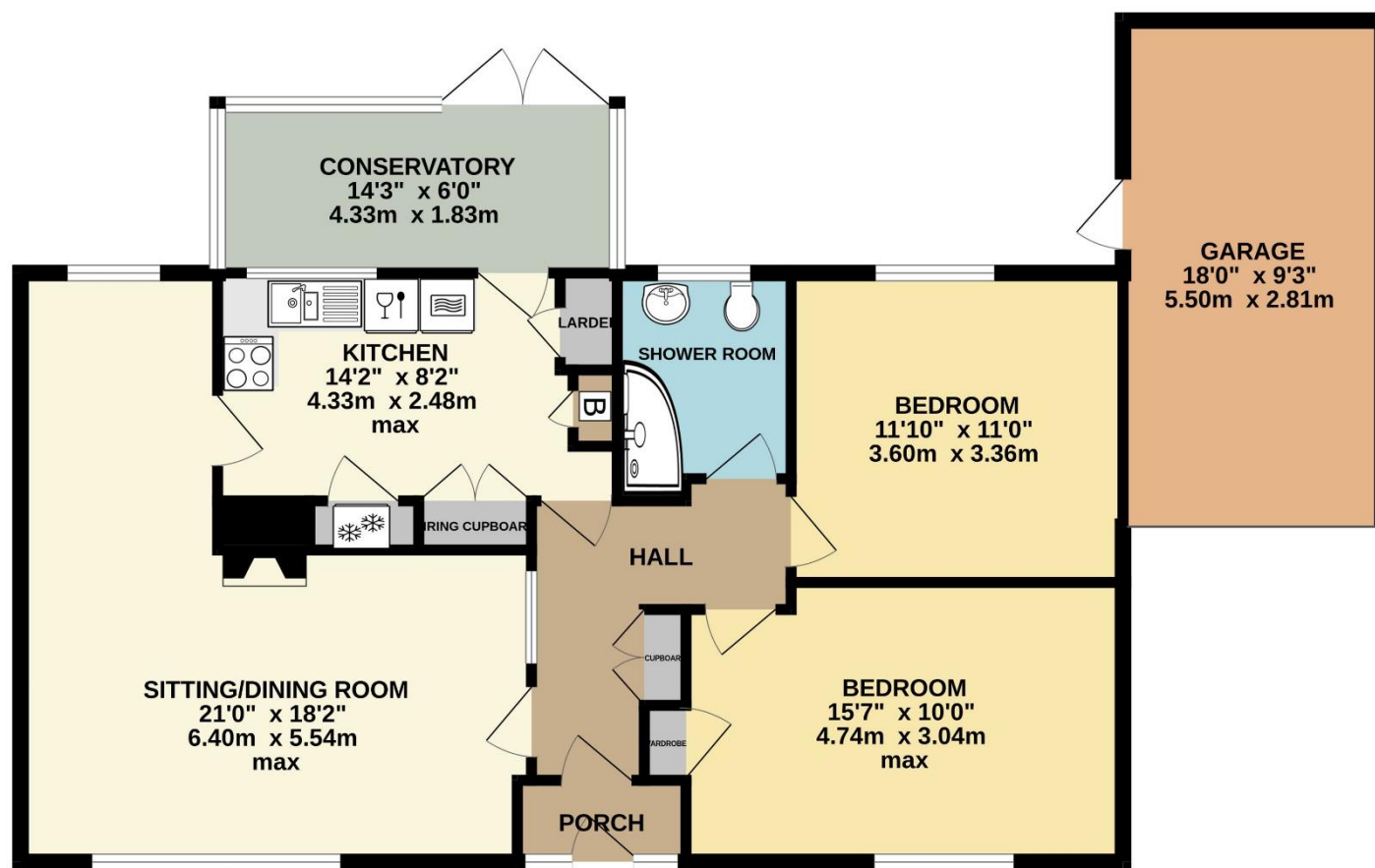
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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ACCOMMODATION: Half double glazed door to;

Enclosed Entrance Porch: Glazed door to;

Entrance Hall: Built-in double coats cupboard. Hatch with folding loft ladder to part boarded roof space. Half glazed door to;

'L' shaped Sitting/Dining Room: 21'0" x 18'2", (6.4m x 5.5m) max. A double aspect room with picture window to front, and South-West facing window to the rear overlooking the garden. Open fireplace with marble surround, hearth and timber mantle shelf over. Fitted electric fire. TV point. Telephone point. 2 centre lights and 2 wall lights. Fitted vertical blinds. Door to;

Kitchen: 14'2" x 8'2", (4.3m x 2.5m) max. 1½ bowl sink unit with mixer tap, set in fitted worktop with tiled splashback, and cupboards, drawers, and free-standing dishwasher under. Built-in 4 ring electric hob unit with stainless steel extractor hood over. Matching range of wall mounted cupboards. Built-in electric oven and microwave with drawer under and cupboard over. Built-in fridge/freezer. Double airing cupboard with factory lagged hot water cylinder and slatted shelving. Further built-in cupboard housing "Vaillant" wall mounted, gas fired central heating boiler. Built-in shelved larder cupboard. Tiled floor. Half glazed door to;

Conservatory: 14'3" x 6'0", (4.3m x 1.8m). Appliance space and plumbing for washing machine. "Dimplex" electric panel heater. Polycarbonate roof with fitted blinds. Vertical window blinds. Twin double glazed doors to rear garden.

Bedroom 1: 15'7" x 10'0", (4.7m x 3.0m) max. Built in wardrobe cupboard with fitted shelf and hanging rail. Fitted vertical blinds.

Bedroom 2: 11'10" x 11'0", (3.6m x 3.4m). Fitted vertical blinds.

Fully tiled Shower room: Shower cubicle with sliding glass screen doors. Low level WC. Hand basin with mixer tap. Fitted shelf with cupboards under. Heated towel rail. Vertical blind. Tiled floor.

Outside: To the front of the property is a good sized, lawned garden, with attractive shrub beds. A long driveway, offering **ample off street parking** leads to an attached brick and built-up felt, flat roofed **Garage, 18'0" x 9'3", (53.5m x 2.8m)** with electric roller entrance door, concrete floor, electrical connection and personal door to outside. To the rear of the property is a very well enclosed, South-West facing garden with paved patio area, and well stocked flower, rose and shrub beds. Within the garden is a timber built **Summer House, 8'0" x 8'0", (2.4m x 2.4m)**, a timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, and further **Store 8'0" x 6'0", 2.4m x 1.8m**, and a lean-to, aluminium framed **Greenhouse, 8'0" x 4'0", (2.4m x 1.2m)**.

Services: All mains services are connected to the property.

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

Tax Band: C.

EPC: TBC.

