

NO ONWARD CHAIN!



**1 Clarendon Road,
FAKENHAM.
NR21 9HG.**

**Offers sought in the region of
£260,000**
Freehold

Modern, semi-detached House with deceptively spacious, electrically heated and double glazed accommodation, including 2 reception rooms, kitchen, 3 Bedrooms, ample parking space, garage and a well enclosed, corner plot Garden.

The property is located in a sought-after cul-de-sac development about ¼ mile from the Town Centre.

The property comprises: Ground Floor: Canopy Entrance Porch, Entrance Hall, Cloakroom, Spacious Sitting/Dining room, Fitted Kitchen and rear Porch. On the First Floor: Landing, 3 Bedrooms and Family Shower room.

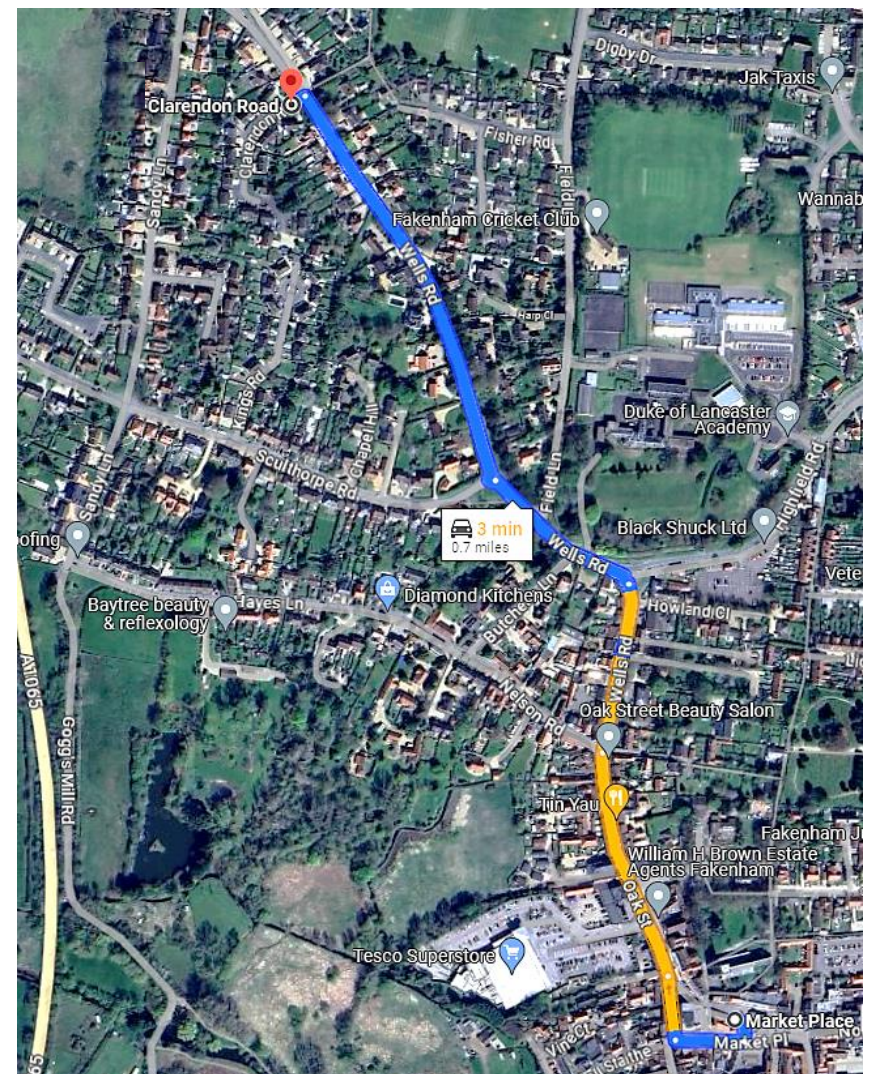
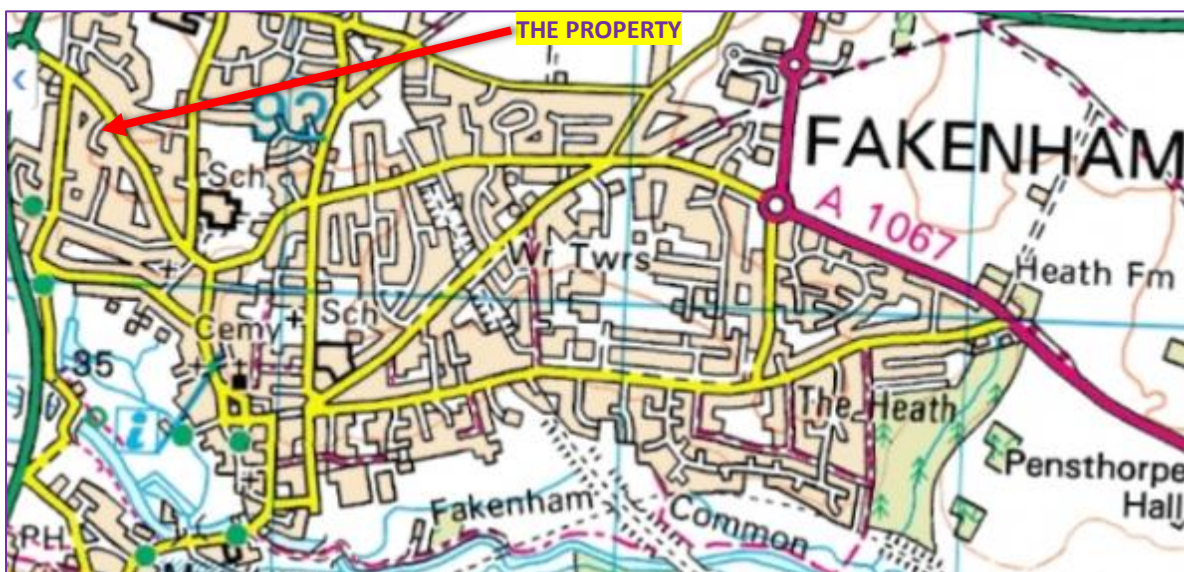
Outside: Garage, ample car parking space and lawned garden to front. Well enclosed rear Garden with lawn, patio, Utility Store and small Garden Store.

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 mini-roundabout, up the hill. The property is on the left, by the turning to Clarendon Road, 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.

EPC: TBA.

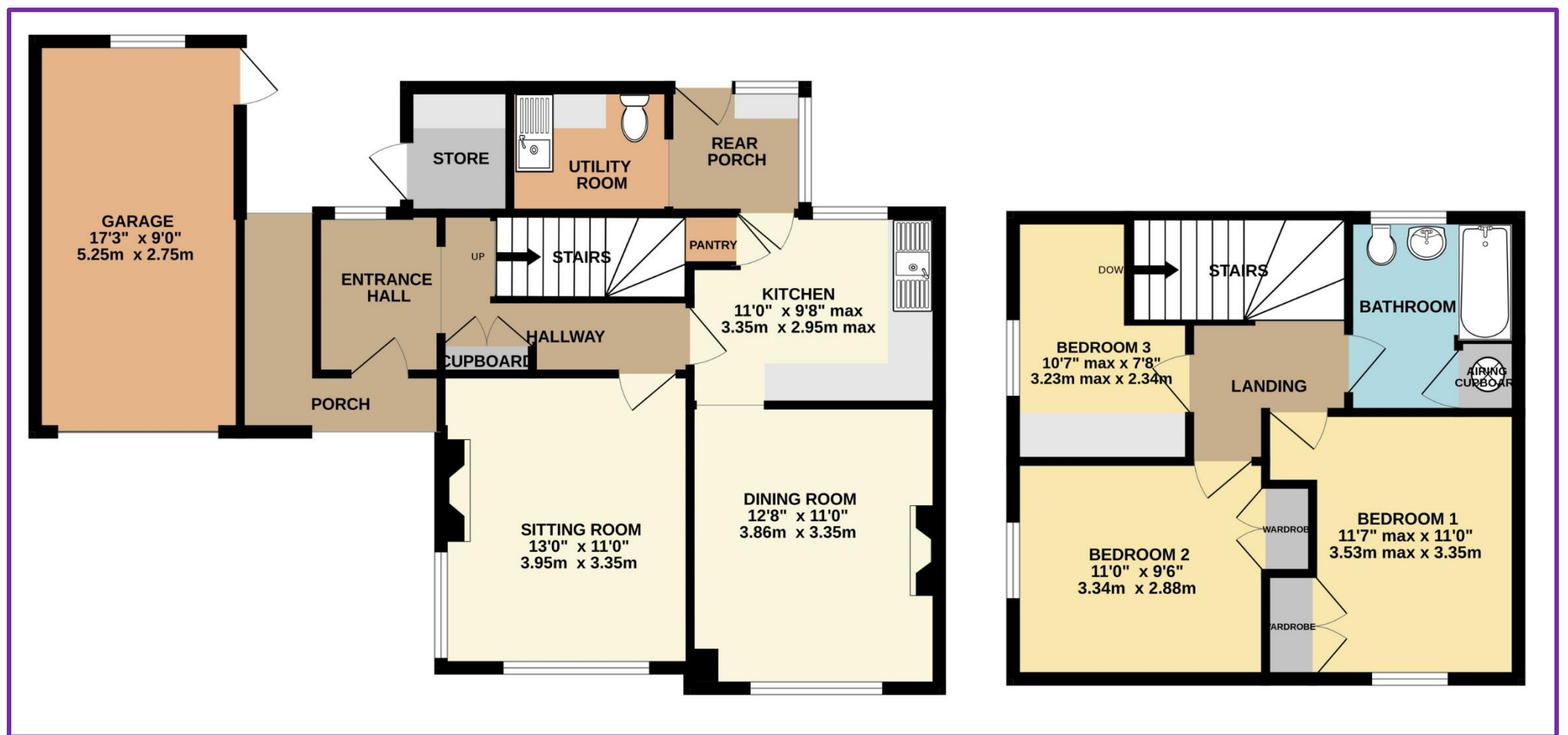


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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.



Ground Floor:

Canopy Entrance Porch: Part double glazed front door to;

Entrance Hall: Built in coats cupboard with shelf and double cupboard above. "Dimplex" electric heater. Door to kitchen and door to;

Sitting room: 13'0" x 11'0", (4.0m x 3.6m). A double aspect room. Open fire with wooden surround, mantle shelf and tiled hearth. Telephone point. TV point. Dimmer switch.

Kitchen: 11'0" x 9'8", (3.4m x 3.0m). Double drainer, stainless steel sink unit, set in fitted work surface with tiled surround, and cupboards and appliance space under. Adjoining worktop with drawers and cupboards under. Matching range of wall mounted cupboards. Strip light. Shelved pantry cupboard. Half glazed door to rear porch. Opening to;

Dining room: 12'8" x 11'0", (3.9m x 3.6m). Gas fire with tiled mantle shelf, surround and hearth. TV point. Telephone point. Built in cupboard with shelves.

Rear Porch: Built in cupboard with shelves. Half double glazed door to outside. Opening to;

Utility Store: 7'0" x 5'5", (2.1m x 1.7m). Stainless steel sink unit with mixer tap, and cupboard under. Fitted worktop with plumbing for washing machine under. Low level WC.

First Floor:

Landing:

Bedroom 1: 11'7" x 11'0", (3.5m x 3.4m) max. Built in double wardrobe cupboard with shelf, hanging rail and double cupboards over. "Creda" electric heater.

Bedroom 2: 11'0" x 9'6", (3.3m x 2.9m) Built in double wardrobe cupboard with hanging rail, and double cupboard over. Telephone point. "Creda" electric heater.

Bedroom 3: 10'7" x 7'8", (3.2m x 2.3m) max. Fitted work bench with cupboards over. "Dimplex" electric heater.

Bathroom: Panelled bath with mixer tap. shower attached, and tiled surround. Hand basin with tiled splash back. Low level WC. Built in airing cupboard with hot water cylinder, fitted immersion and slatted shelves. Wall mounted cupboard. "Dimplex" electric heater and wall mounted electric heater.

Outside: To the front of the property is a mainly lawned garden with flower and shrub beds, screened from the road by a tall privet hedge. Wrought iron gates lead to a gravelled drive providing **off street parking for 2/3 cars**, and to an attached **Garage, 17'3" x 9'0", (5.3m x 2.7m)**, with electric up & over door, concrete floor, fitted shelves, electrical connection and personal door. To the rear of the property is a further, well fenced garden with flower and shrub borders, a concrete patio area, a **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m)**, and timber and felt roofed **Garden Store, 5'6" x 4'7", (1.9m x 1.4m)**.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.
Tax Band: "B".

