



Brackenash, 36 Salmons Way, FAKENHAM.

NR21 8NG.

Offers sought in the region of
£290,000

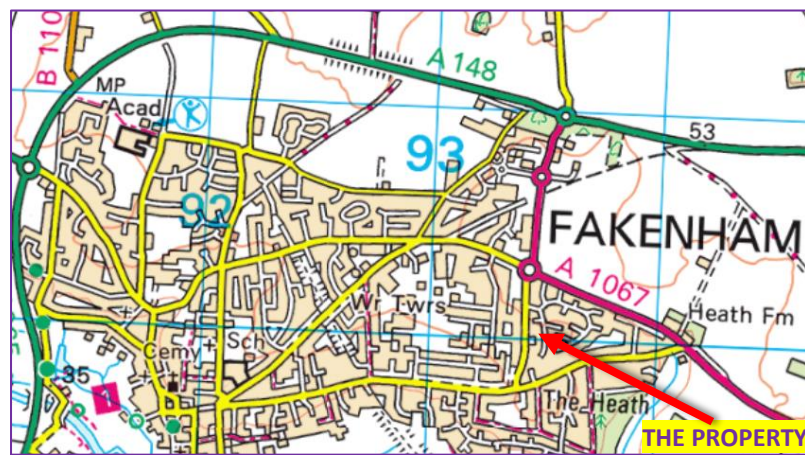
Freehold

Attractive, link-detached, modern Bungalow, (built © 2019), with gas centrally heated and double glazed accommodation comprising Sitting room, fitted kitchen, 2 bedrooms and shower room.

Outside there is a garage, parking space, open-plan front garden and a well enclosed rear garden.

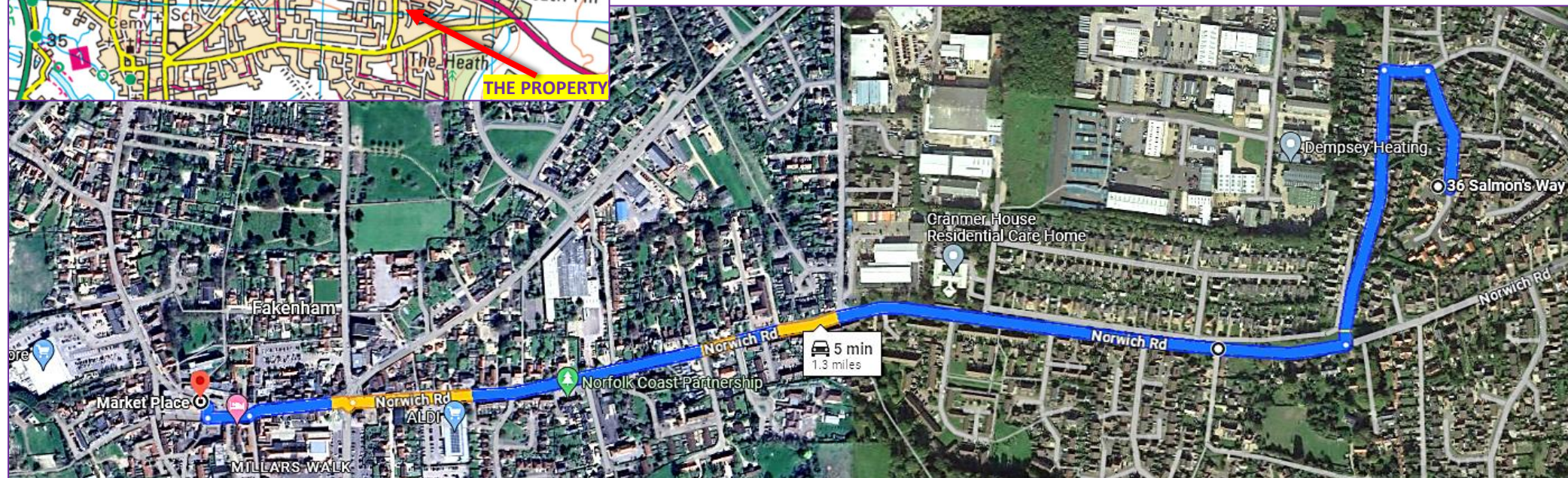
The property is within a sought after cul-de-sac development, about 1¼ miles from the Town Centre.

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. Turn right into Gwyn Crescent, and take the first turning on the right into Salmons Way. The property is on the right, 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

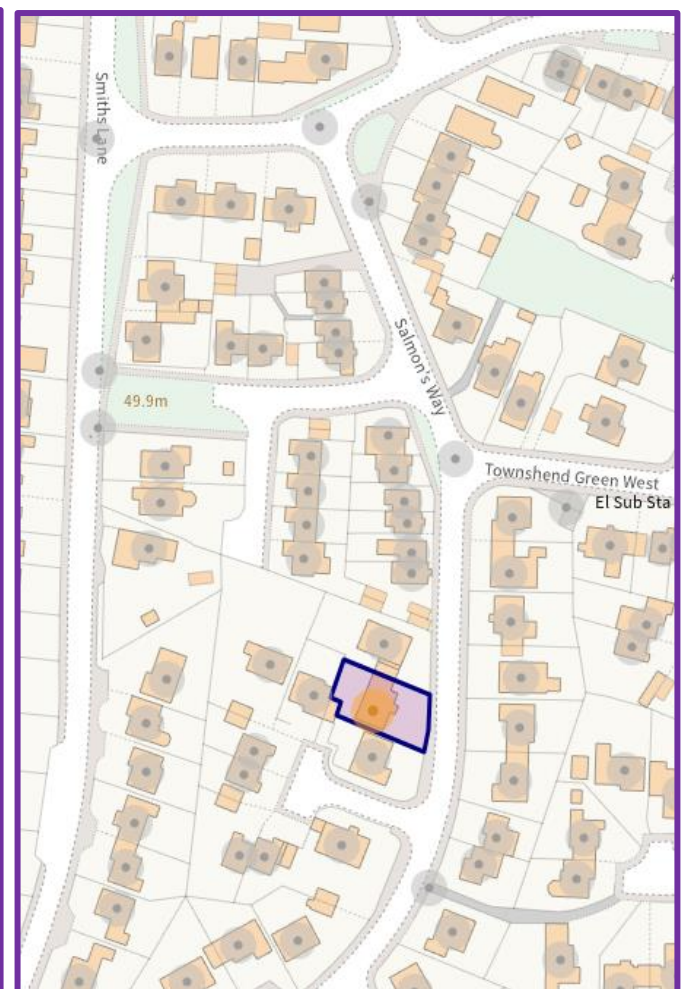
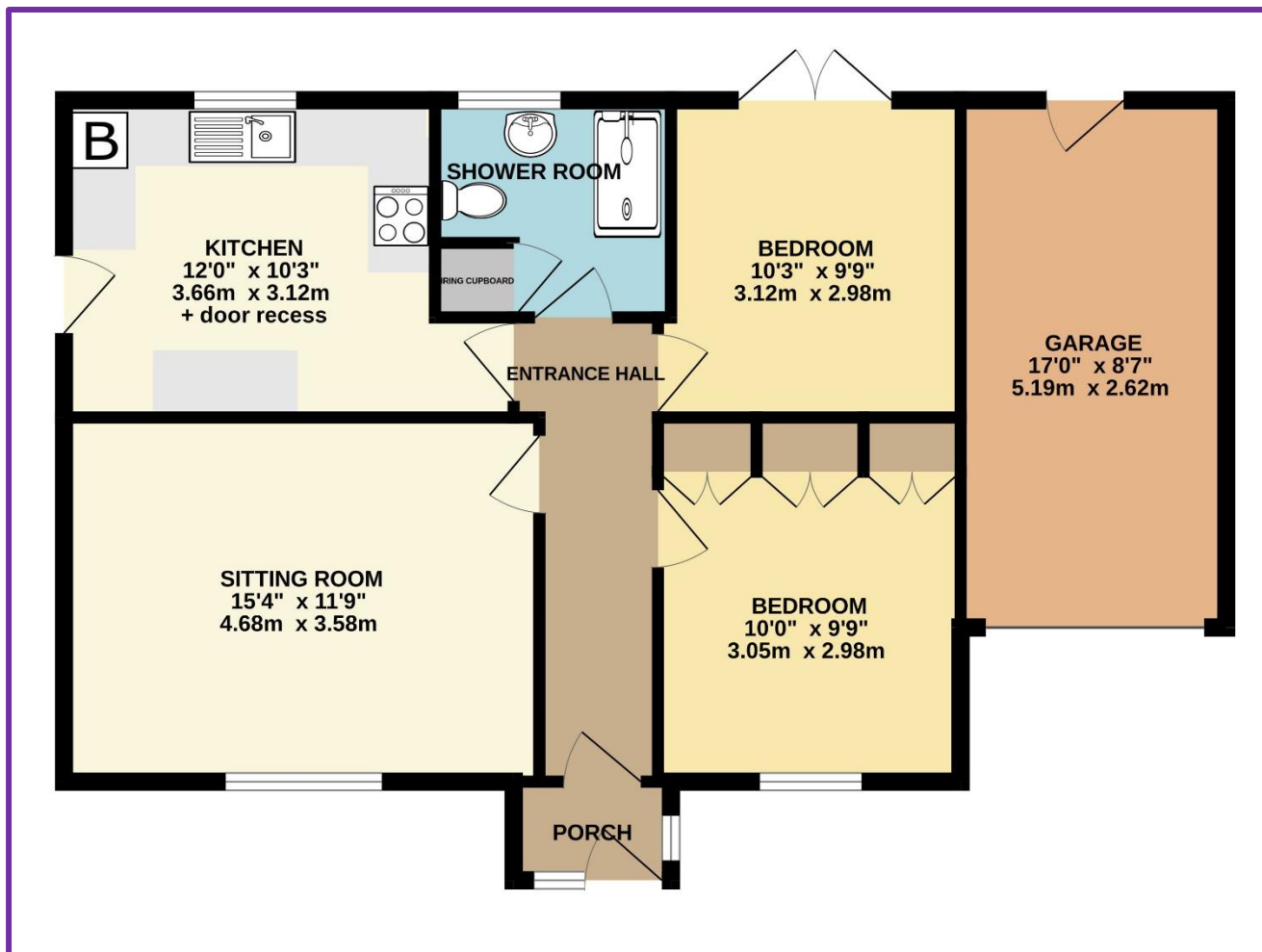
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Enclosed Entrance Porch:

Entrance Hall:

Sitting room: 15'4" x 11'9", (4.7m x 3.6m).

Kitchen: 12'0" x 10'3", (3.7m x 3.1m) + door recess.

Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with "Hotpoint" electric oven under. Further fitted work top with drawer and cupboard under, and adjoining tall cupboard unit. Range of wall mounted cupboard units, and cupboard housing "Worcester" wall mounted, gas fired central heating boiler. Ceiling recessed spotlights. Extractor fan. Roller blind. Half double glazed door to outside.

Bedroom: 10'0" x 9'9", (3.1m x 3.0m).

Built-in range of fitted wardrobe cupboards and drawers.

Bedroom 2: 10'3" x 9'9", (3.1m x 3.0m).

Hatch to roof space. Twin double glazed doors to rear garden.

Fully tiled Shower room:

Shower cubicle with glazed sliding screen door. Pedestal handbasin with pedestal mixer tap. Low level WC. Built-in shelved linen cupboard. Heated towel rail. Extractor fan. Ceiling recessed spotlights.

Outside:

A brick drive offering **off street parking** leads to a linked, brick and tiled **Garage, 17'0" x 8'7", (5.2m x 2.6m)**, with up & over door, concrete floor, strip light, power points and half glazed personal door.

To the front of the property is an open-plan garden laid to lawn. To the rear is a further, very well enclosed mainly lawned garden with paved patio area, raised flower borders, and a timber and flet roofed **Garden Store, 8'0" x 6'0, (2.4m x 1.8m)**.

Services: All mains services are connected to the property.

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

Tax Band: "C".

EPC: "B".

