



## 17a Smiths Lane, FAKENHAM. NR21 8LQ.

Offers sought in the region of  
**£415,000**

Freehold

Very well presented, detached modern Family Residence with deceptively spacious, gas centrally heated (under-floor to ground floor), and double glazed accommodation, set in good sized, well fenced Gardens with ample parking space.

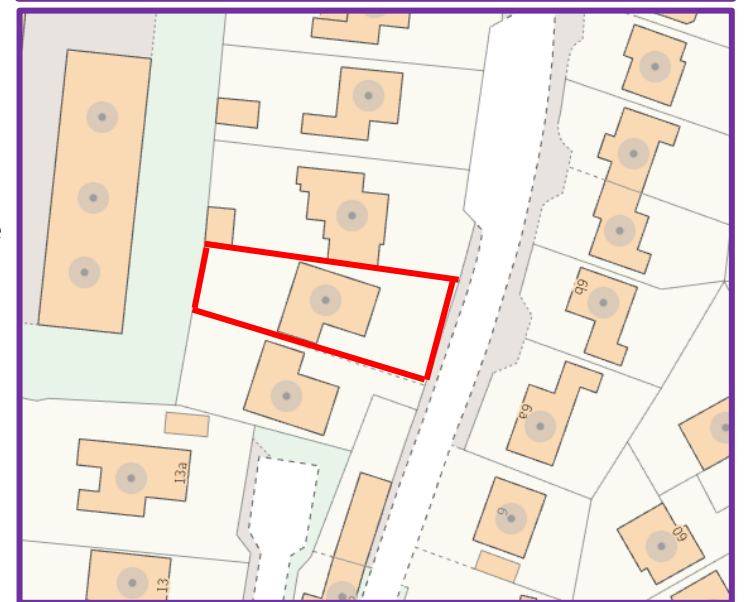
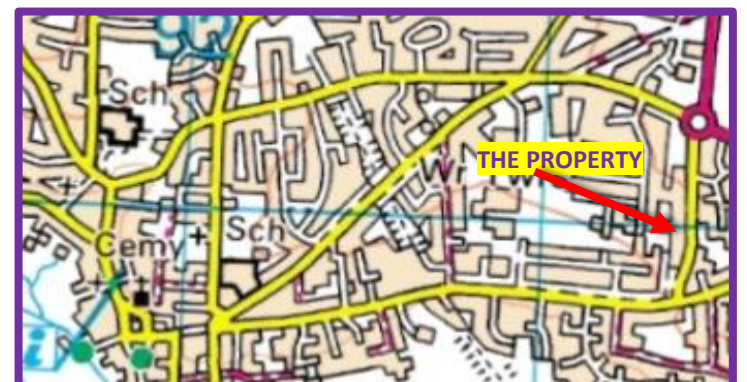
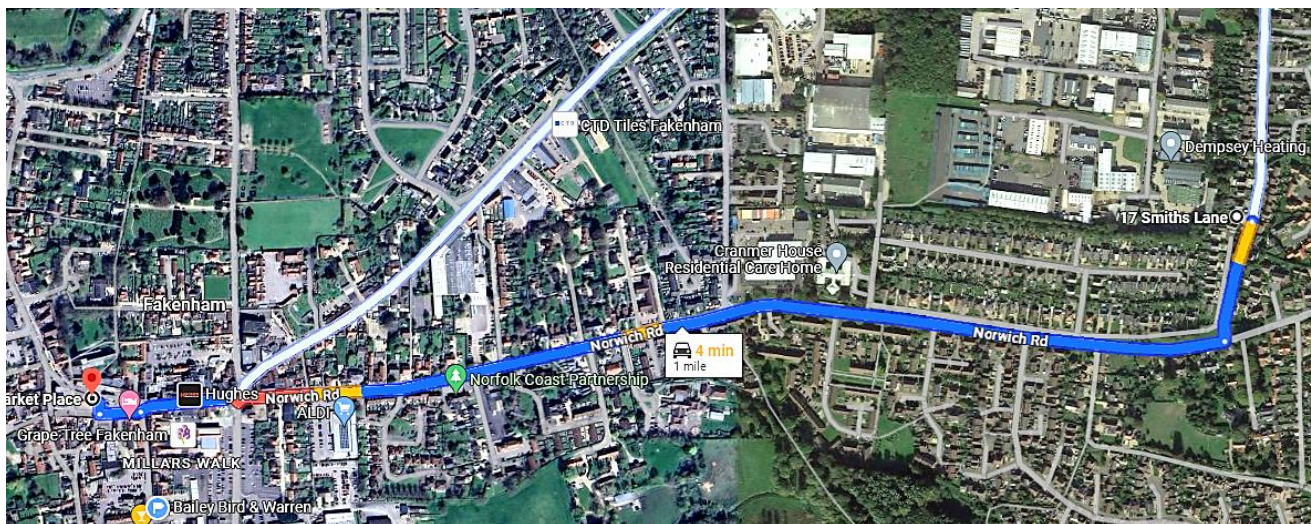
The property is located in a non-estate position, within easy walking distance of supermarkets and Doctor's Surgery, and within 1 mile of the Town Centre.

**Ground Floor:** Reception Hall, 21ft Sitting room, Very Well Fitted 21ft Kitchen/Dining room with Family room off, Utility Room and Shower room.

**First Floor:** Landing, Master Bedroom with En-Suite Shower room, 2 Further Bedrooms and Family Bathroom.

**Outside:** Ample Parking Space and lawned Garden to front. Well enclosed, mainly lawned garden to rear.

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. The property is on the left as marked by a for sale board.

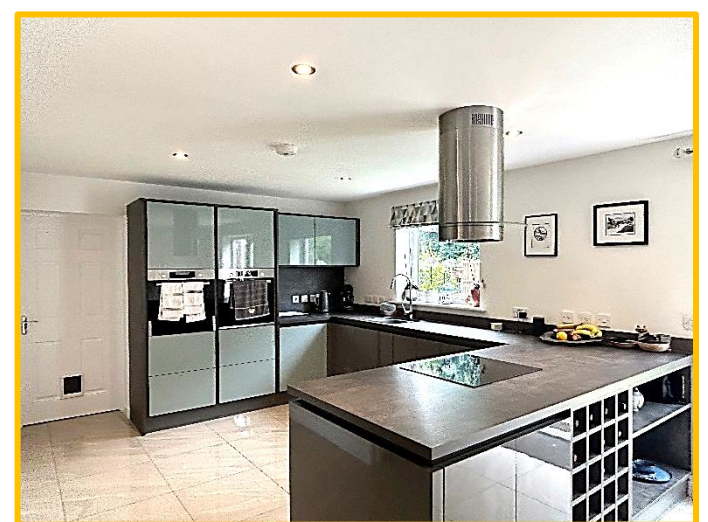
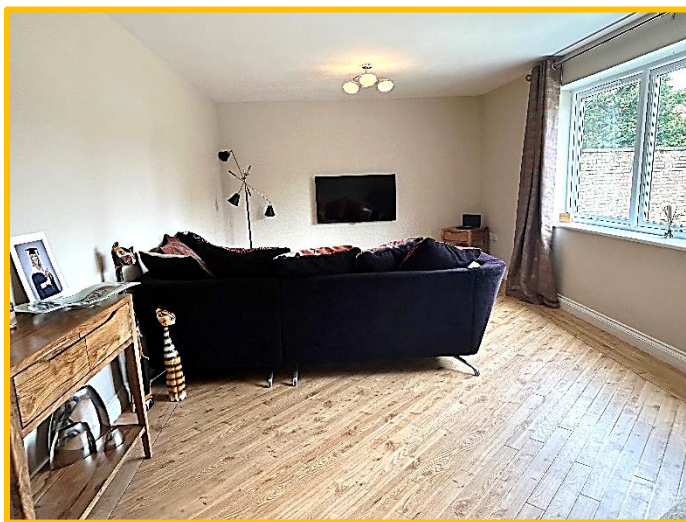
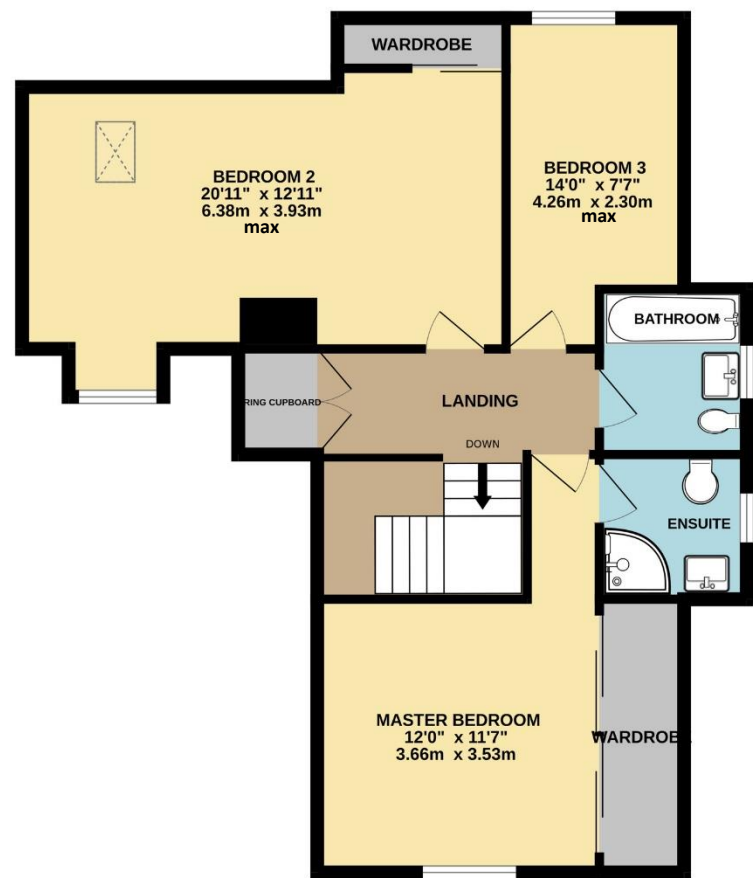
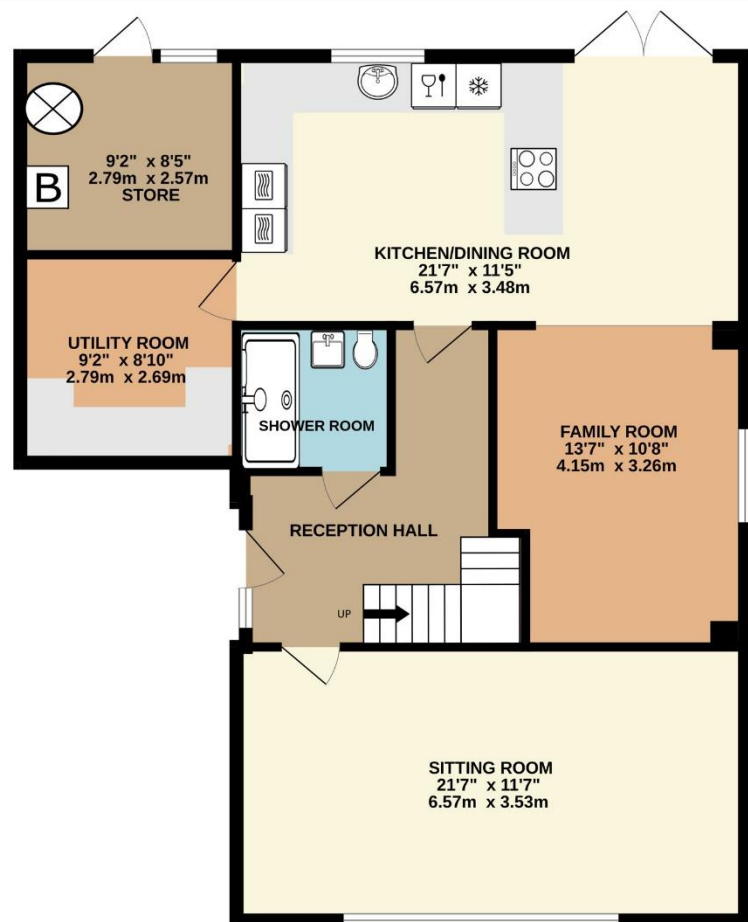
**Location:** Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide 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

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**Ground Floor:**

**Reception Hall:** "Karndean" wood effect floor. Wooden staircase with glazed balustrade to first floor.

**Sitting Room:** 21'7" x 11'7", (6.6m x 3.5m). "Karndean" wood effect floor. Telephone point. TV point.

**Kitchen/Dining room:** 21'7" x 11'5", (6.6m x 3.5m). Stainless steel sink with pedestal mixer tap, set in fitted wooden worktop with range of drawers, cupboards, built-in dishwasher and refrigerator under. Integral 4 ring induction hob with feature extractor hood over. Built-in "Bosch" electric oven and combination microwave/oven. Matching range of wall mounted cupboard units. Ceiling recessed spotlights. Tiled floor. Twin double glazed doors to rear garden. Opening through to;

**Family Room:** 13'7" x 10'8", (4.2m x 3.3m).

**Utility Room:** 9'2" x 8'10", (2.8m x 2.7m). Range of fitted work surfaces with drawers and cupboards under. Matching wall cupboards and tall cupboard unit. Plumbing for washing machine. Automatic light.

**Shower room:** Fully tiled walk-in shower cubicle with 'deluge' shower head, glass screen and heated towel rail. Pedestal hand basin with tiled splashback. Low level WC. Ceiling recessed spotlight. Extractor fan.

**First Floor:**

**Landing:** Deep built-in double airing cupboard with radiator, slatted shelves and hanging rail. Hatch to roof space.

**Master Bedroom:** 12'0" x 11'7", (3.7m x 3.5m). Range of fitted wardrobe cupboards with triple mirror fronted sliding doors.

**En-Suite Shower room:** Fully tiled shower cubicle with sliding glass screen doors. Pedestal hand basin with tiled splashback. Low level WC. Heated towel rail. Ceiling recessed spotlights. Extractor fan. Tiled floor.

**Bedroom 2:** 20'11" x 12'11", (6.4m x 3.9m). Built-in double wardrobe cupboard with sliding mirror doors. Velux window with built-in blind, and further window to East with fitted roller blind. Telephone point.

**Bedroom 3:** 14'0" x 7'7", (4.3m x 2.3m) max. Fitted roller blind.

**Family Bathroom:** White suite of panelled bath with tiled surround. Pedestal hand basin with tiled splashback. Low level WC. Heated towel rail.

**Outside:** A partly shared entrance off Smiths Lane, leads to the front of the property, where there is **ample parking and turning space for several cars**, and an open plan, lawned garden with lavender border. (Note: the garage doors are false – the garage being converted to provide the utility room and Store. This alteration could be undone if required). To the rear of the property is a good sized, very well enclosed Garden with paved patio, neat lawns and well stocked flower and shrub borders. Within the garden is a timber and felt roofed **Workshop, 18'0" x 8'0", (5.5m x 2.4m)**, (available by negotiation), and a timber and felt roofed **Garden Shed, 6'0" x 4'0", (1.8m x 1.2m)**. A further integral **Store** (forming part of the former garage), measures **9'2" x 8'5", (2.8m x 2.6m)**, and houses a "Worcester" gas fired central heating boiler, hot water cylinder and equipment for the underfloor heating. A further gravelled area to the side, leads to another **Garden Shed, 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. Tel: (01263) 513811.

**Tax Band:** D.

**EPC:** TBA

