



34 Batterby Green, HEMPTON. NR21 7LY.

Offers sought in the region of
£235,000
FREEHOLD

Modern, end-terraced House, with gas centrally heated and double glazed 2 bedroomed accommodation, enclosed South-facing Garden and 2 car parking spaces. Located in a sought-after cul-de-sac development, within easy walking distance of open farmland, and just over 1 mile from Fakenham Town Centre.

Ground Floor: Enclosed Entrance Porch, 'L' shaped Sitting/Dining room, and Fitted Kitchen.

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

Outside: 2 Allocated Car Parking Spaces. Lawned front Garden, and well enclosed, South-facing rear Garden with Garden Store.

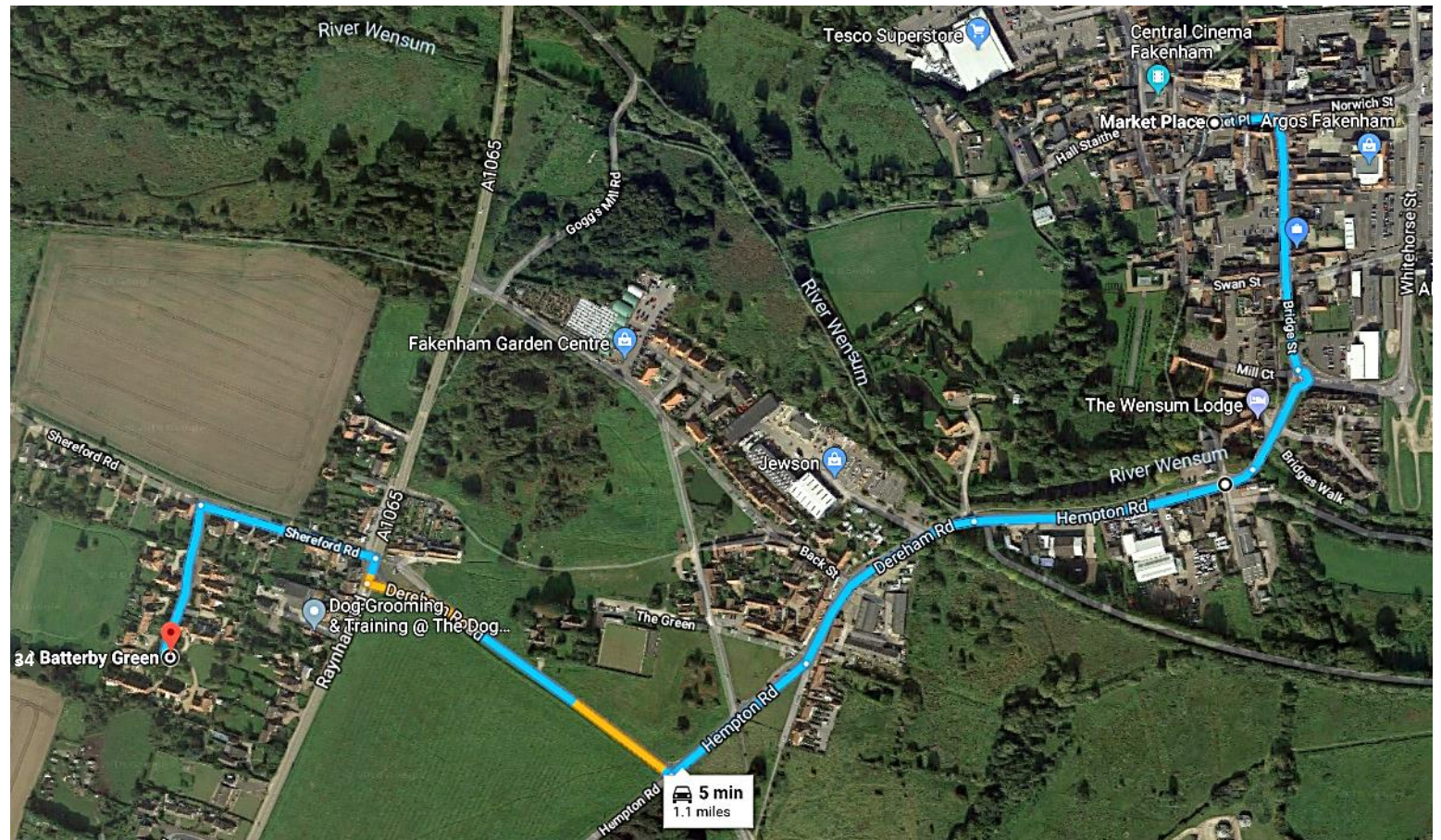
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From Fakenham Town Centre take Bridge Street and follow the road into Hempton. Turn right at the crossroads, and at the staggered junction continue straight over, into Shereford Road. Turn left into Batterby Green, and the property will be found at the end of the cul-de-sac, approached over a shared gravelled drive, as marked by a for sale board.

Location:

Hempton is a small village on the outskirts of Fakenham Market Town. The village has a pub, Church and village green with duck pond. Fakenham offers a wide range of shopping, educational & 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. The picturesque North Norfolk 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.



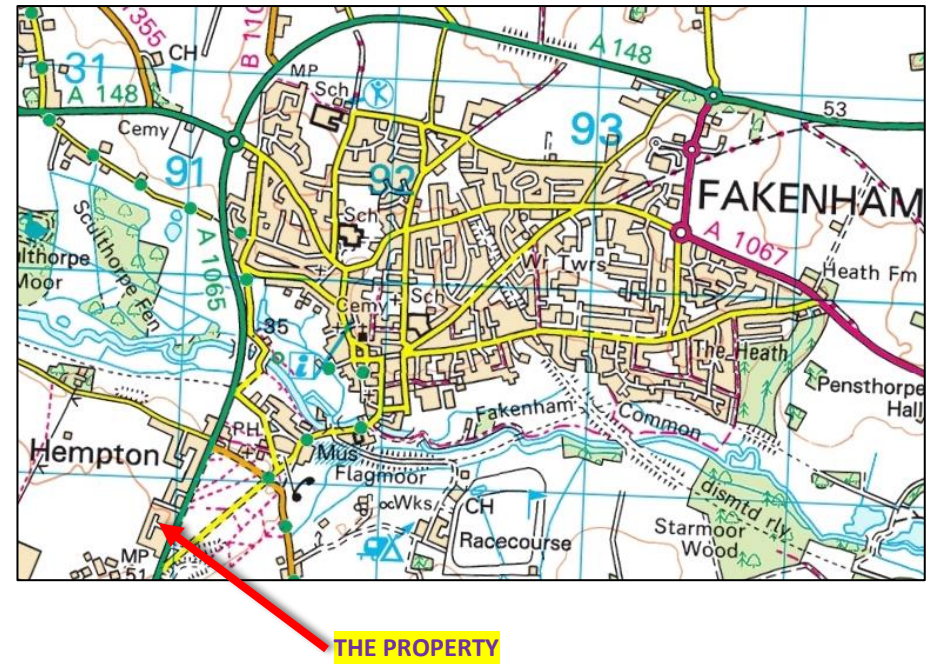
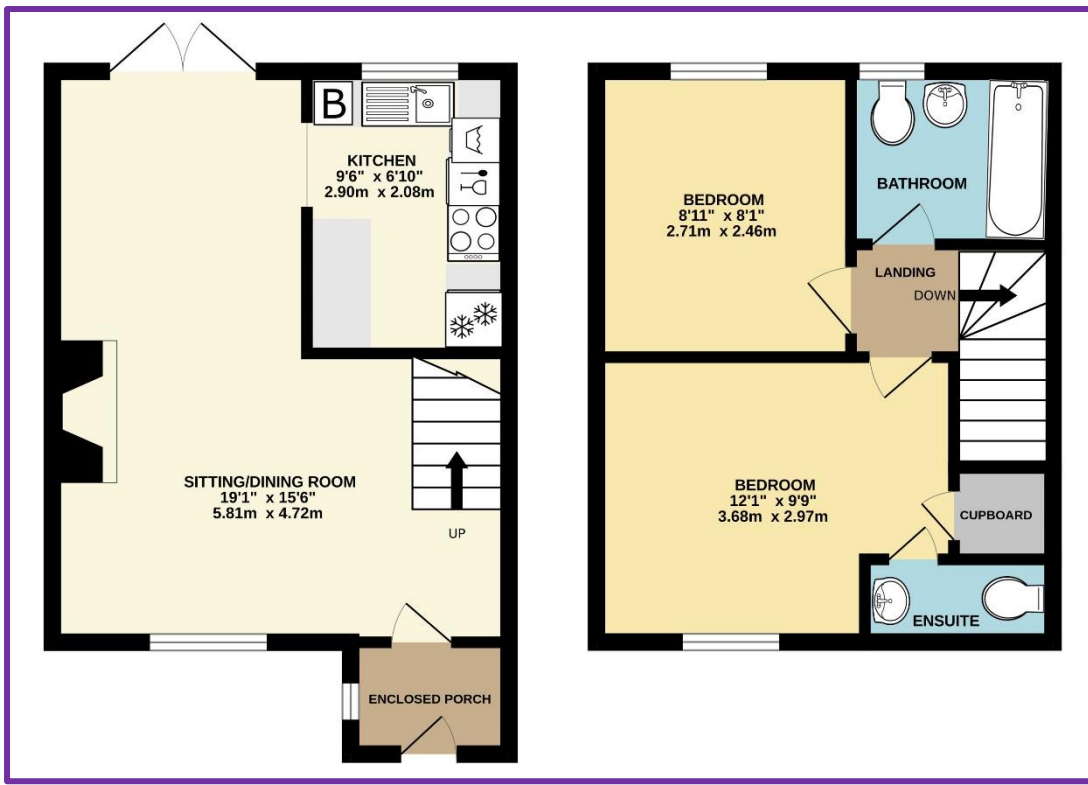
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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:

Front door to;

Enclosed Entrance Porch:

Ceiling recessed spotlight, fitted shelf and glazed door to;

L shaped Sitting/Dining room:

19'0" x 15'7", (5.8m x 4.8m), (max)

Living flame gas fire with tiled surround, mantle shelf and quarry tiled hearth. Adjoining arched feature recess. Understairs cupboard. Wood floor. Double glazed sliding patio door to rear garden.

Kitchen:

9'7" x 6'9", (2.9m x 2.1m).

Sink unit with pedestal mixer tap set in fitted work surface, with cupboards, washing machine and dishwasher under. Further fitted worktops with tiled splashback, and drawers, cupboard and refrigerator under. Matching range of fitted wall cupboards with concealed lighting under. Electric cooker with extractor hood over. "Glow-worm" wall mounted Combi gas fired central heating boiler. Feature spotlights. Wood floor.

First Floor:

Landing:

Hatch to partly boarded roof space.

Bedroom 1:

12'3" x 9'9", (3.7m x 3.0m)

Built-in cupboard with slatted shelving. Fitted shelf. Roller blind.

En-Suite Cloakroom:

Low level WC. Hand basin with mixer tap, and electric light/shaver point over. Electric heater. Extractor fan. Ceiling recessed spotlights.

Bedroom 2:

8'10" x 8'4", (2.7m x 2.5m)

Roller blind.

Bathroom:

White suite of panelled bath with tiled surround, "Bristan" shower fitting and glass screen over. Pedestal hand basin with mixer tap, tiled splashback, and drawer under. Low level WC. Heated towel rail. Extractor fan. Ceiling recessed spotlights.

Outside:

To the front of the property is a lawned garden with paved path leading to the front door. **2 allocated parking spaces** are located to the left side of the property, from where a gate leads into a very well fenced, South-facing rear garden with newly laid paved patio, a gravelled area and raised lawn with ornamental fish pond, and timber and felt roofed **Garden Store**, with electrical connection and tumble dryer.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: 01263 513811.

Council Tax Band: "B".

EPC: TBA.

