



**Forest View,
12 Station Road,
THURSFORD.
NR21 0BG.**

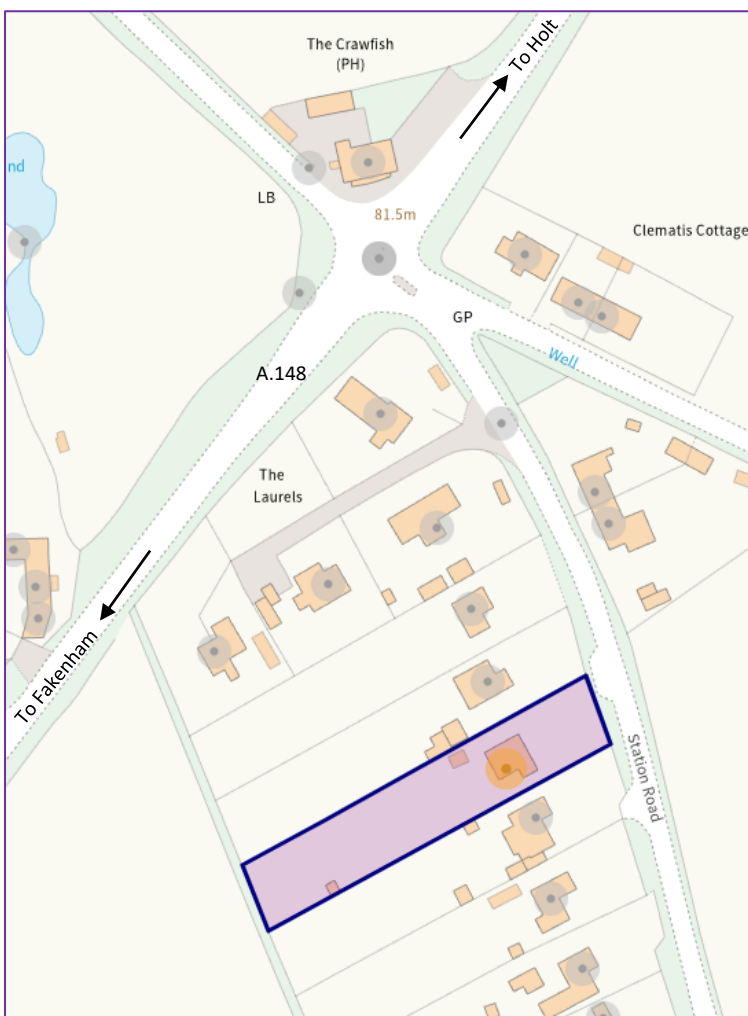
£470,000
Freehold

Very well presented, detached, individual Bungalow Residence, with spacious, centrally heated and double glazed accommodation, ample parking space, garage and attractive, mainly lawned gardens extending, in all, to just under ½ acre (stms), with views to the front across open farmland to woodland beyond.

The property stands in a non-estate, cul-de-sac position.

The property has been well maintained, with the provision of a new roof and fascias, and double glazing (8 years ago). Other recent works have included a new wood burner, a new boiler and water cylinder, new oil tank, and repairs to the garage door and chimney.

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

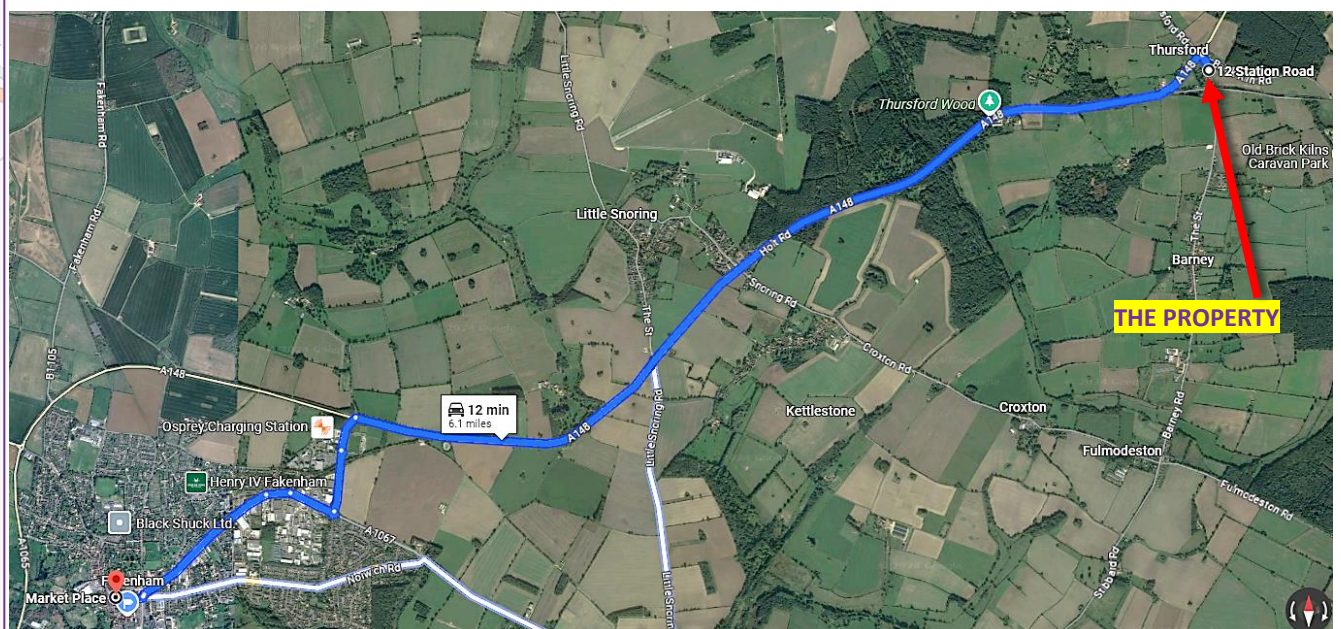


Directions:

From Fakenham take the A.148 as signposted Holt and Cromer, and follow the road for 6 miles into Thursford. Turn right opposite the "Crawfish" Restaurant, and bear right into Station Road. The property is on the right.

Location:

Thursford is a small, rural village about 6 miles from the Market Town of Fakenham, (which offers a wide range of shopping, educational, sporting and leisure facilities), and 7½ from the Georgian Market Town of Holt, home of the Gresham's Public School. Just to the East of the village is the famed Thursford Collection – an assortment of steam engines and fairground organs, housed in a museum – and location of the popular "Thursford Christmas Spectacular". The North Norfolk Coast – noted for its fine sandy beaches, nature reserves, golf and sailing facilities is 8 miles distant, and the City of Norwich is about 25 miles to the South-East.

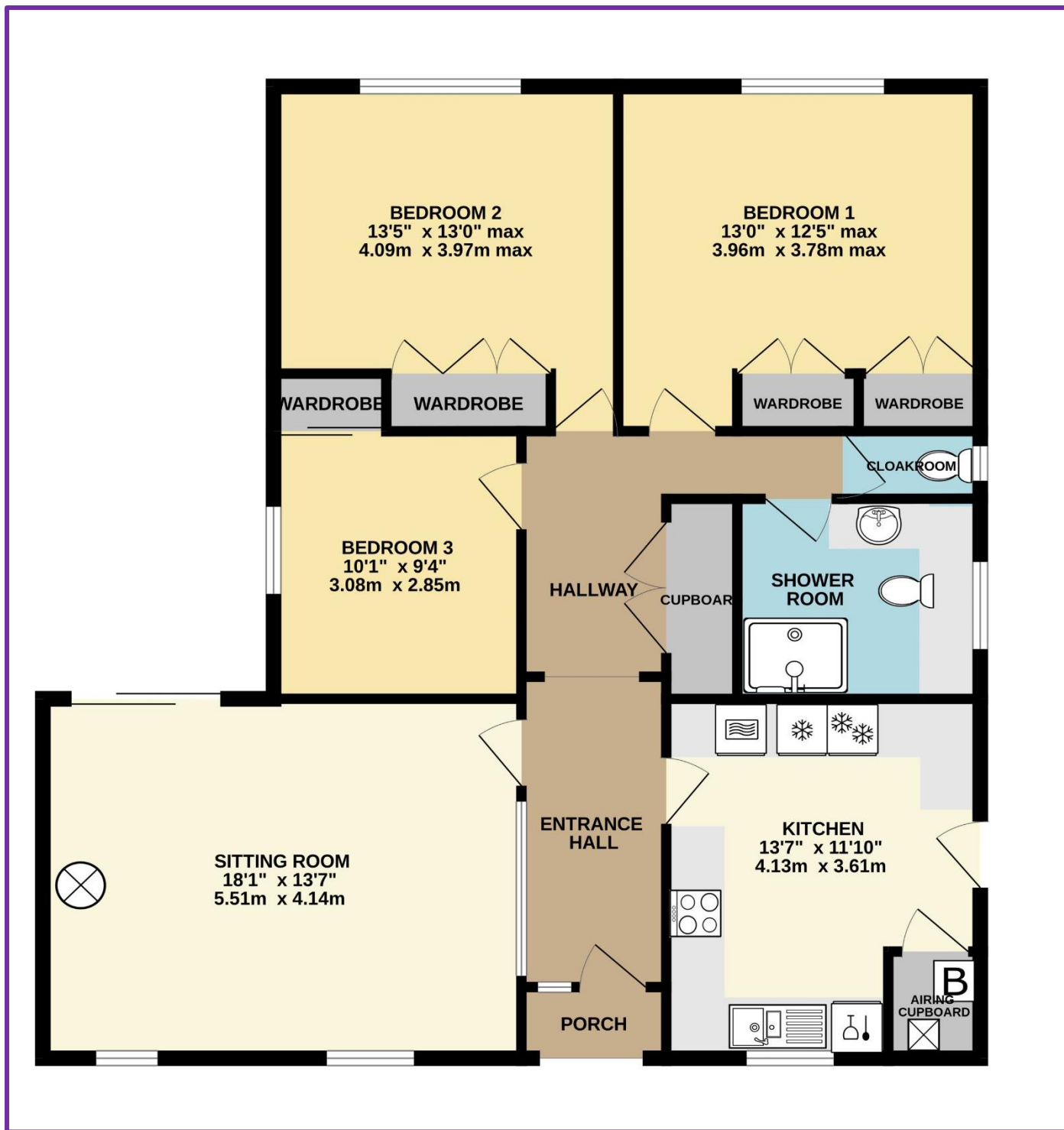


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: warren.co.uk www.baileybirdandwarren.co.uk**

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Recessed Entrance Porch:

Tiled floor. Part double glazed door with adjoining double glazed side panel to;

Entrance Hal:

Built-in double coats cupboard with fitted shelves and hanging rail. Hatch to part boarded roof space with loft ladder.

Sitting Room: 18'1" x 13'7", (5.5m x 4.1m).

A double aspect room with wood burner on slate hearth. Twin double glazed sliding doors to rear garden.

Kitchen/Breakfast room: 13'7" x 11'10", (4.1m x 3.6m).

1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work top with tiled surround, and drawers, cupboards and dishwasher under. Built-in "Bosch" 4 ring electric hob unit with stainless steel and glass extractor hood over. Matching range of wall mounted cupboard units with concealed lighting under. Further fitted work surface with fridge, freezer and cupboards under. Built-in "Bosch" double oven with cupboard over and under. Adjoining tall larder cupboard. Built-in airing cupboard with oil fired central heating boiler, water cylinder and plumbing for washing machine. Ceiling recessed spotlights. Tiled floor. Roller blind. Double glazed door to outside.

Bedroom 1: 13'0" x 12'5", (4.0m x 3.8m), max.

Twin built-in double wardrobe cupboards. TV point. View across rear garden.

Bedroom 2: 13'5" x 13'0", (4.1m x 4.0m) max.

Built-in double wardrobe cupboard and adjoining shelved cupboard. Picture window overlooking rear garden.

Bedroom 3: 10'1" x 9'4", (3.1m x 2.9m).

Built-in double wardrobe cupboard with double, obscure glass doors. Roller blind.

Cloakroom:

with low level WC, and tiled floor.

Fully tiled Fully Tiled Family Shower Room:

Walk-in shower cubicle. Hand basin with mixer tap. Low level WC. Fitted shelves with cupboards and shelves under. Heated towel rail/ Extractor fan. Ceiling recessed spotlights.

Outside:

A long brick weave driveway, offering **ample parking space** leads from the road, to the side of the bungalow, and then to a detached, brick and flat roofed **Garage, 18'2" x 9'10", (5.5m x 3.0m)**, with electric roller entrance door, concrete floor, work bench, shelves, electrical connection and half glazed personal door to outside.

To the front of the property is a very attractive, mainly lawned garden with flower and shrub borders, and fine, open views to farm and woodland. A brick weave path leads to the front door.

Immediately to the rear, is a raised, paved patio area, with steps leading down to an extensive garden, laid mainly to lawn, with further well stocked, flower and shrub borders, flowering beds and fruit trees

Within the garden is a brick and timber **Greenhouse, 14'6" x 9'4", (4.4m x 2.8m)**, and timber and felt roofed **Garden Store, 6'0" x 4'0", (1.8m x 1.2m)**, a further **Store** and a timber and felt roofed **Summer House, 8'0" x 6'0", (2.4m x 1.8m)**.

The Gardens form an attractive feature of the property, and extend, in all, to just under ½ acre (0.2ha) (stms).

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Services:

Mains water, electricity and a private drainage system are connected to the property.

District Authority:

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

Tax Band: D.

EPC: TBC.

