



## 1 Green Court, FAKENHAM. NR21 8PF.

Offers sought in the region  
of  
**£225,000**  
Freehold

A wonderful opportunity to acquire a tastefully designed 2 bedroomed Semi-detached property which has been improved and maintained in recent months, creating a delightful family home.

The property benefits gas centrally heated and double glazed accommodation, open planned living space, consisting of kitchen, sitting room and dining area.

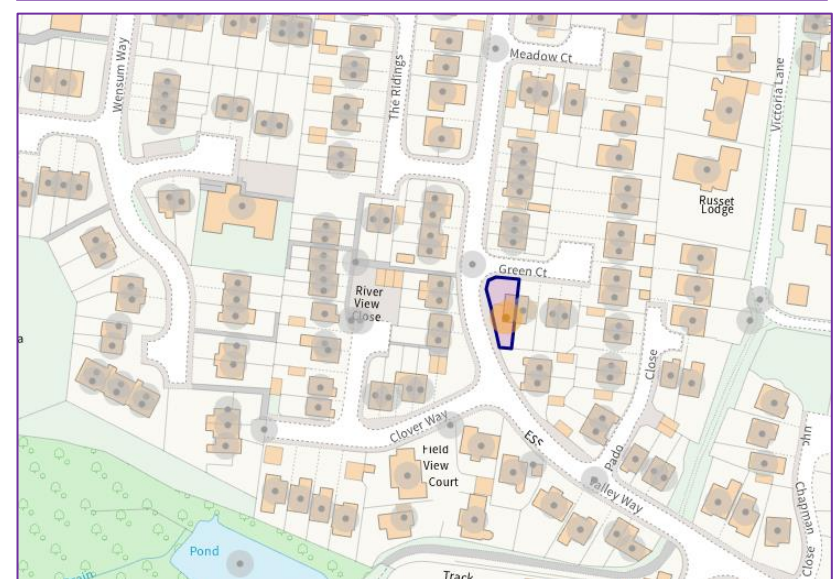
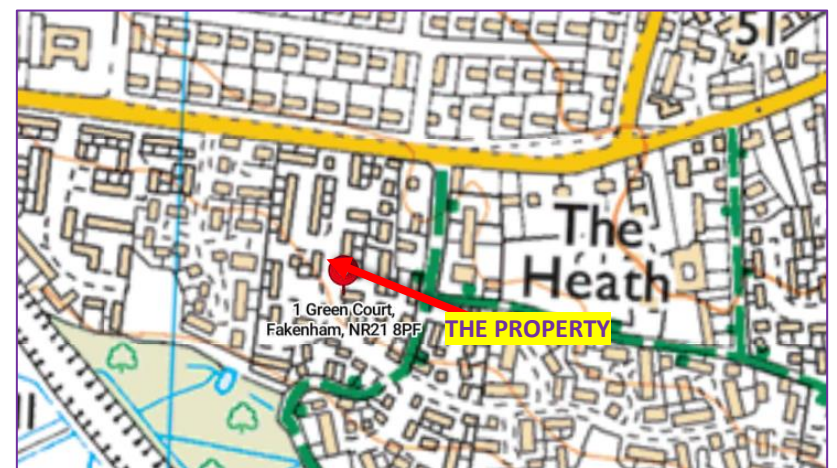
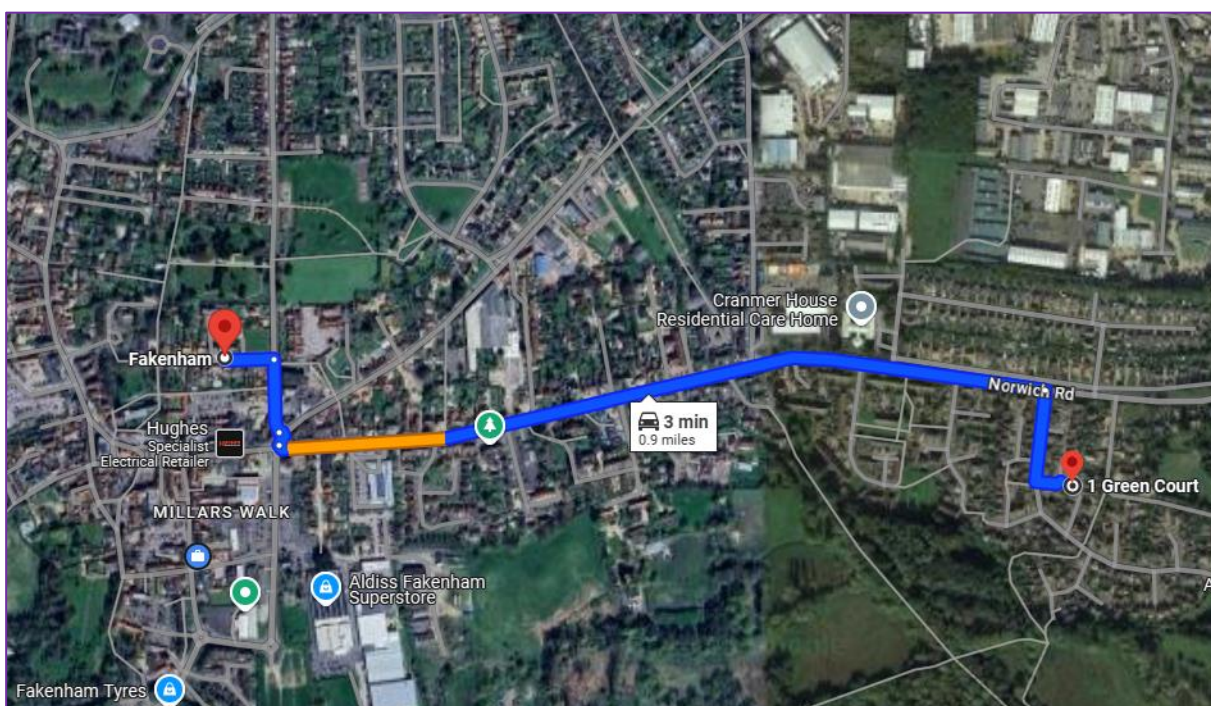
The property is located within a popular cul-de-sac development about 1 mile from the Town Centre.

Within easy walking distance of the picturesque River Wensum.

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

**Directions:** From the Town Centre, take Norwich Road, and at ¾ mile turn right into The Paddocks development. Follow Valley Way, and the property is on the left, just after the turning to Green Court.

**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.



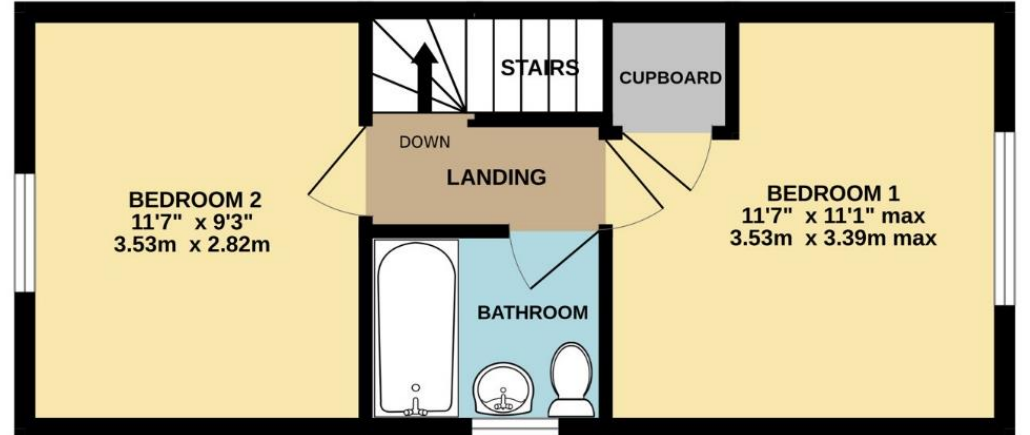
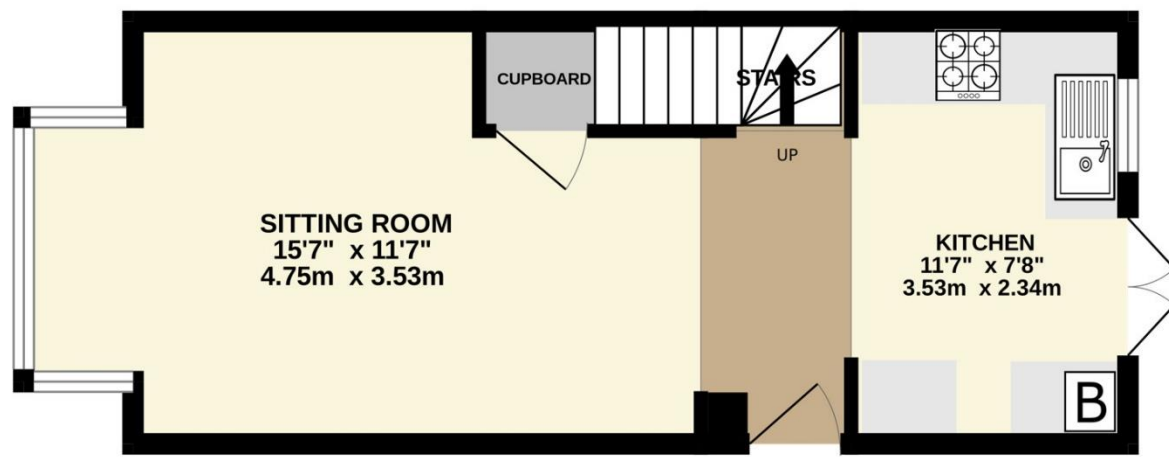
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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#### Ground Floor:

Half double glazed door to open-plan layout, where the modern kitchen seamlessly flows into the lounge and dining area.

**Sitting/dining room: 15'7" x 11'7", (4.7m x 3.5m) max.**

Bay window. Telephone point, TV point, understairs cupboard.

**Kitchen: 11'7" x 7'8", (3.5m x 2.3m).**

Newly installed kitchen comprising; sink unit with pedestal mixer tap, set in fitted work surface with splashbacks, soft close cupboards under. Adjoining work surface with built in gas fired "Lamona" hob and built in "Lamona" oven, soft close drawers under, "Cookology" recirculating hood over. Fitted double tall cupboard housing "Vaillant" gas combi boiler. Further fitted tall cupboards with integrated "Beko" washing machine. Twin double glazed patio doors to outside.

#### First Floor:

##### Landing:

Hatch to roof space.

**Bedroom 1: 11'7" x 11'1", (3.5m x 3.4m).**

Built in cupboard.

**Bedroom 2: 11'7" x 9'3", (3.5m x 2.3m).**

#### Bathroom:

Panelled bath, mixer tap with shower fitting and glass screen over, tiled splashback surround. Pedestal hand basin. Low level WC. Heated towel rail.

**Outside:** To the front of the property is a small open planned lawned garden, with a short path.

To the side is a gravelled drive providing **off street parking**. A gated fence leads to the front door and further gravelled area.

Immediately to the rear is a well enclosed South-facing garden with serpentine style brick wall and adjoining fence. With a paved patio area, lawned garden with flower and shrub borders.

**Services:** All mains services are connected to the property.

**District Authority:** North Norfolk District Council. Tel: (01263) 513811.

**Tax Band:** "B".

**EPC:** C.

