



**15 The Ridings,
The Paddocks,
FAKENHAM.
NR21 8PE.**

**Guide Price of
£230,000 - £240,000**
Freehold

South-facing, semi-detached, modern House with gas centrally heated and double-glazed accommodation, including 2/3 reception rooms, fitted kitchen and 3/4 bedrooms.

Note: Some rooms are in need of refurbishment.

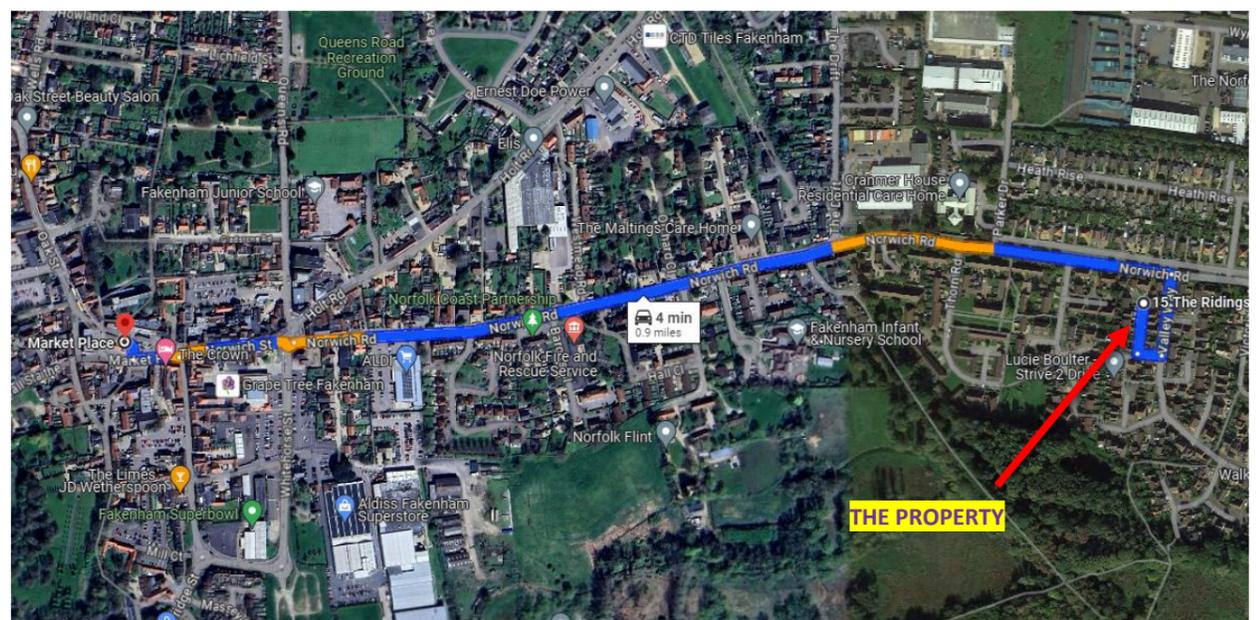
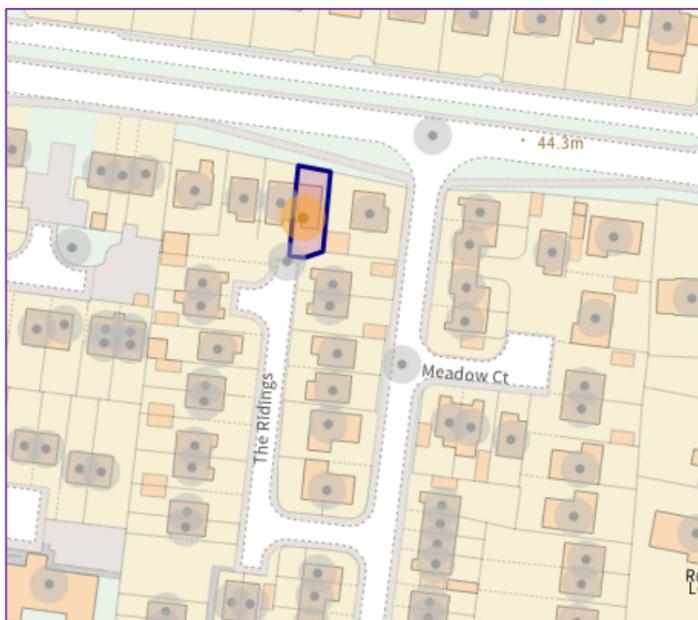
Outside there is a car parking space, raised patio area and a well enclosed rear garden.

The property stands in an elevated position at the end of a popular cul-de-sac within a sought-after development, about ¾ mile from the Town Centre and 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 ¼ mile turn right into Valley Way (The Paddocks development). Take the first turning on the right into The Ridings, follow the road around to the right, and the property is at the end of the cul-de-sac.

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.

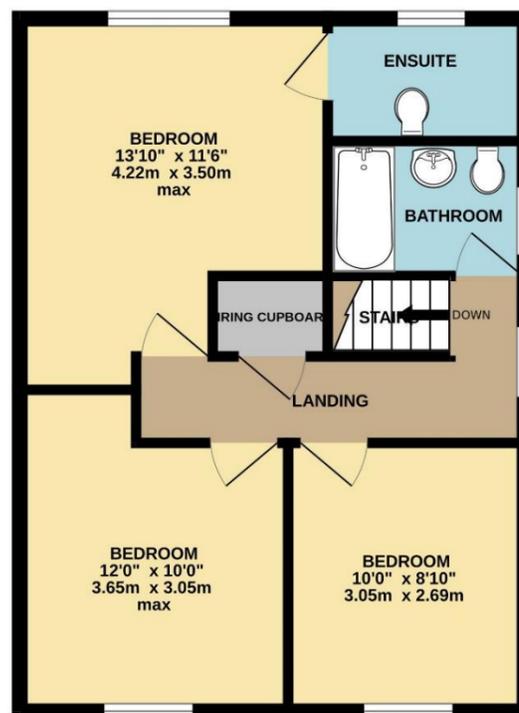
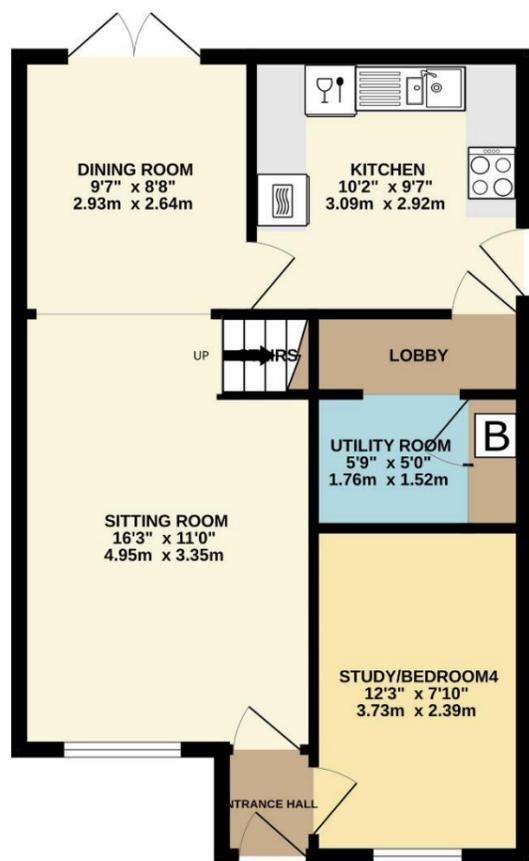
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Ground Floor: Double glazed door to;

Enclosed Entrance Porch: Tiled floor.

Study/Bedroom: 12'3" x 7'10", (3.7m x 2.4m). Laminate floor. Venetian blind. TV point.

Sitting room: 16'3" x 11'0", (5.0m x 3.6m) including staircase. Laminate floor. Venetian blind. TV point. Archway to;

Dining room: 9'7" x 8'8", (2.9m x 2.6m). Laminate floor. Feature downlights. Twin double glazed doors to rear garden.

Kitchen: 10'2" x 9'7", (3.1m x 2.9m). 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards and dishwasher under. "Samsung" 4 ring electric hob unit with extractor hood over. Built-in "Belling" double oven with cupboard over and under. Matching range of wall mounted cupboards and pull out cupboard. Spotlights. Roller blind. Double glazed door to outside.

Inner Lobby: with fitted shelves, through to;

Utility room: 5'9" x 5'0", (1.8m x 1.5m). Built-in cupboard housing "Glowworm" gas fired central heating boiler. Adjoining shelved recess with appliance space and plumbing for washing machine under. Further appliance space.

First Floor:

Landing: Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Venetian blind.

Bathroom: White suite of panelled bath with mixer tap/shower fitting over, tiled surround and glass screen. Pedestal hand basin with mixer tap and tiled splashback. Low level WC. Heated towel rail. Shaver point. Venetian blind.

Bedroom 1: 13'10" x 11'6", (4.2m x 3.5m) max. TV point.

En-Suite: Requiring refurbishment. Low level WC. Shaver point. Roller blind.

Bedroom 2: 12'0" x 10'0", (3.7m x 3.1m) max.

Bedroom 3: 10'0" x 8'10", (3.1m x 2.7m).

Outside: To the front of the property is a gravelled car parking space, and a raised, South-facing patio area. A gravelled path to the side leads to a gravelled rear garden, well enclosed by timber panel fencing, and a serpentine brick wall.

Services: All mains services are connected to the property.

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

Tax Band: C.

EPC: TBA.



