



155 North Park, FAKENHAM. NR21 9RJ.

£240,000

Freehold

Beautiful, semi-detached Bungalow with oil heating and double glazing. 2 bedroomed accommodation, car parking space, Store and very private, easily maintained Gardens: standing in a cul-de-sac position, on a popular development, within ¾ mile of the Town Centre.

Side Entrance Porch, Fitted Kitchen, Inner Hall, 17ft Sitting room, Conservatory, 2 Bedrooms, and Wet room.

Concrete & paved driveway providing off-street car parking. Mainly paved front Garden. Store. Easily maintained rear Garden, well enclosed by timber panelled fencing and brick screen wall.

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

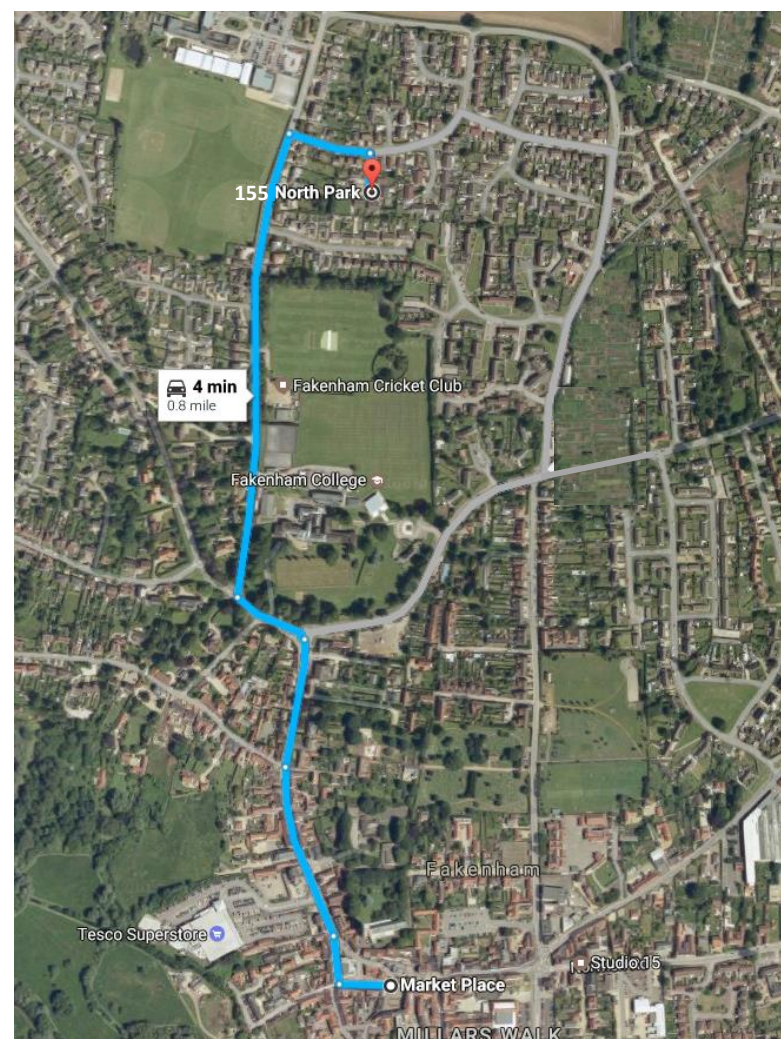
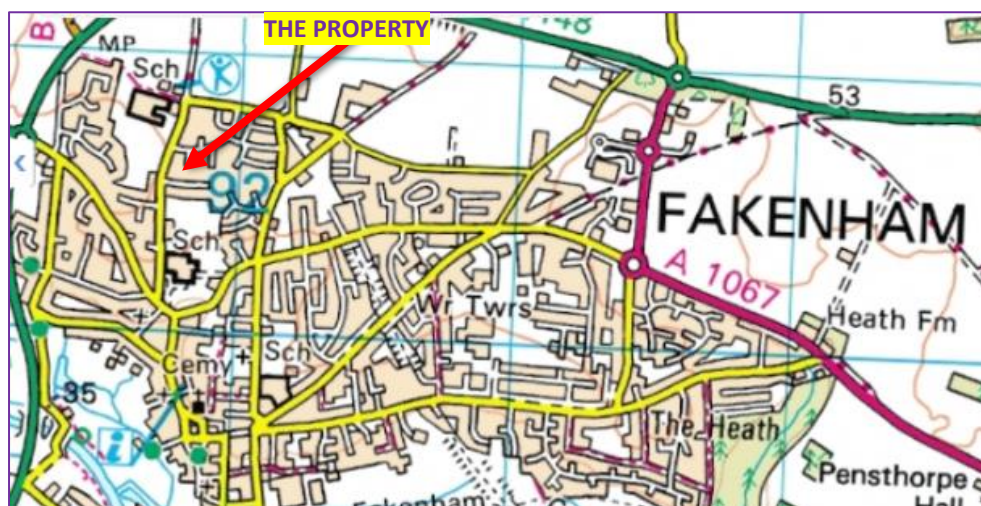
Directions: From the Town Centre take Oak Street, and at the mini roundabout on the Wells Road junction turn left. Turn right into Field Lane, and take the second turning on the right after the cricket field, into North Park. Take the first right into a cul-de-sac, and the property is on the right, as 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.

Services: Mains water, electricity and drainage are connected to the property. Mains gas is available in the cul-de-sac, subject to the usual consents.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "B".

EPC: TBA.



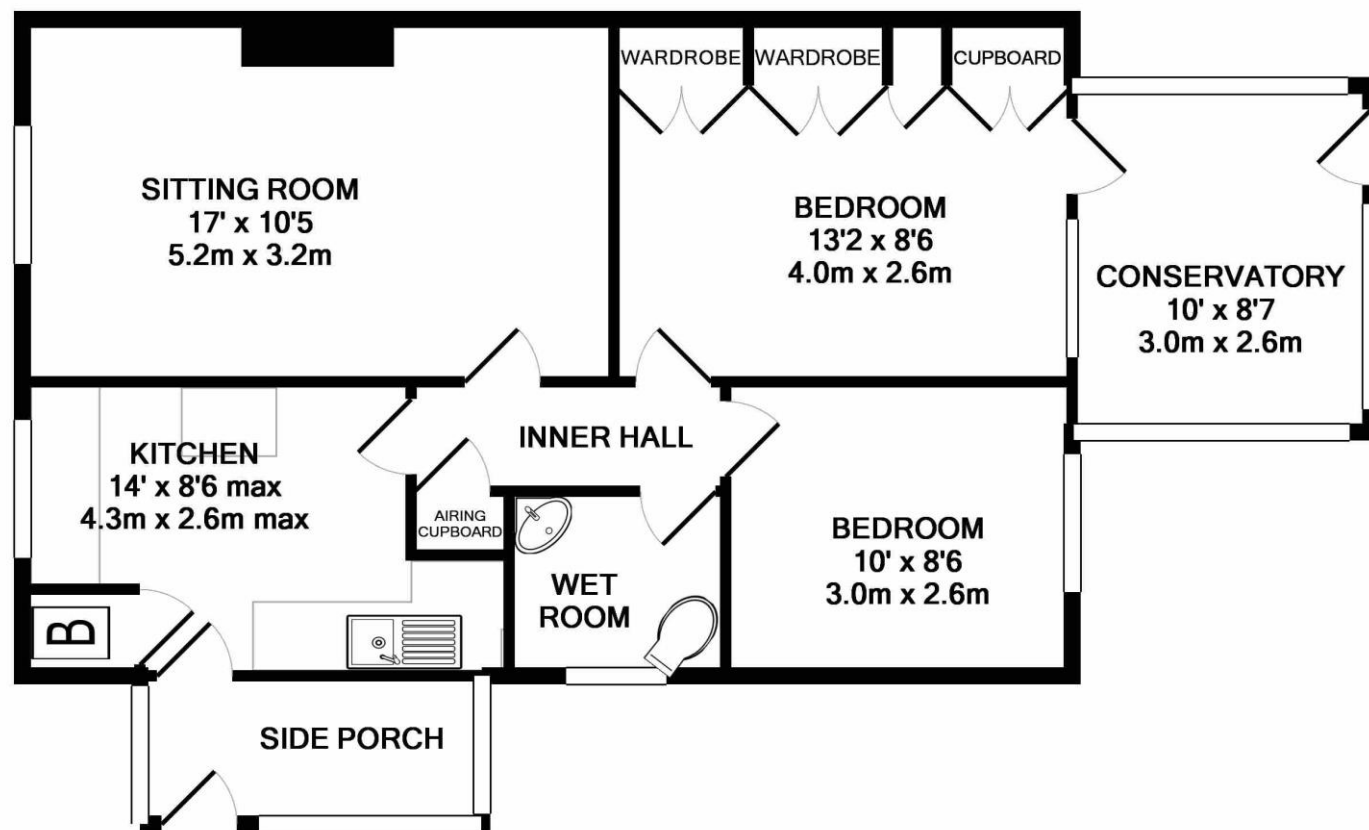
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Sitting room: 17'0" x 10'5", (5.2m x 3.2m).

Picture window with vertical window blinds to front. TV point. Telephone point. Coved and artexed ceiling. Half glazed pine door to.

Inner Hall:

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and pine door. Hatch to roof space. Artexed ceiling. Half glazed pine door to.

Kitchen: 14'0" x 8'6", (4.3m x 2.6m) max.

Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, and cupboards under. Matching range of wall mounted cupboard units, and base unit with drawers under. Built-in cupboard with "Potterton" oil fired central heating boiler, fitted shelves and louvered door. Vertical window blind. Coved and artexed ceiling. Half double-glazed door to.

Side Entrance Porch:

Tiled floor. Polycarbonate roof. Half double-glazed door to outside.

Bedroom 1: 13'2" x 8'6", (4.m x 2.6m).

Full length range of 3 double wardrobe cupboards and fitted shelved cupboard. Coved & artexed ceiling. Half glazed pine door to inner hall. Double glazed door to.

Conservatory: 10'0" x 8'7", (3.0m x 2.6m).

Tiled floor. Polycarbonate roof. Spotlights. Vertical blinds. Double glazed door to rear garden.

Bedroom 2: 10'0" x 8'6", (3.0m x 2.6m).

Telephone point. Vertical blinds. Coved and artexed ceiling. Half glazed pine door to inner hall.

Wet room:

"Mira" shower fitting. Pedestal hand basin. Low level WC. Extractor fan. Artexed ceiling. Pine door to inner hall.

Outside:

To the front of the property is a walled, mainly paved patio garden area with gravelled borders.

A concrete and paved drive leads off the cul-de-sac and provides **off – street car parking space.**

To the rear of the property is a brick and built-up felt, flat roofed **Store**, 16'0" x 8'4", (4.8m x 2.5m), with twin double glazed entrance doors, fitted shelf and electrical connection. (Vehicular access to this former garage is obstructed by the side entrance porch).

The rear garden is very private being enclosed by timber panelled fencing and a brick screen wall. The garden is easily maintained, having a good sized, paved patio, a gravelled area and an artificial lawn.

Oil storage tank. Outside light.

