



**59 Gwyn Crescent,
FAKENHAM.
NR21 8NE.**

**Offers sought in the region of
£270,000**
Freehold

Detached, modern Bungalow with spacious, gas centrally heated and double glazed accommodation, car parking space, Garage and private, mainly lawned Gardens, adjoining a children's play area: Located in a sought after cul-de-sac development, within 1 mile of the Town Centre.

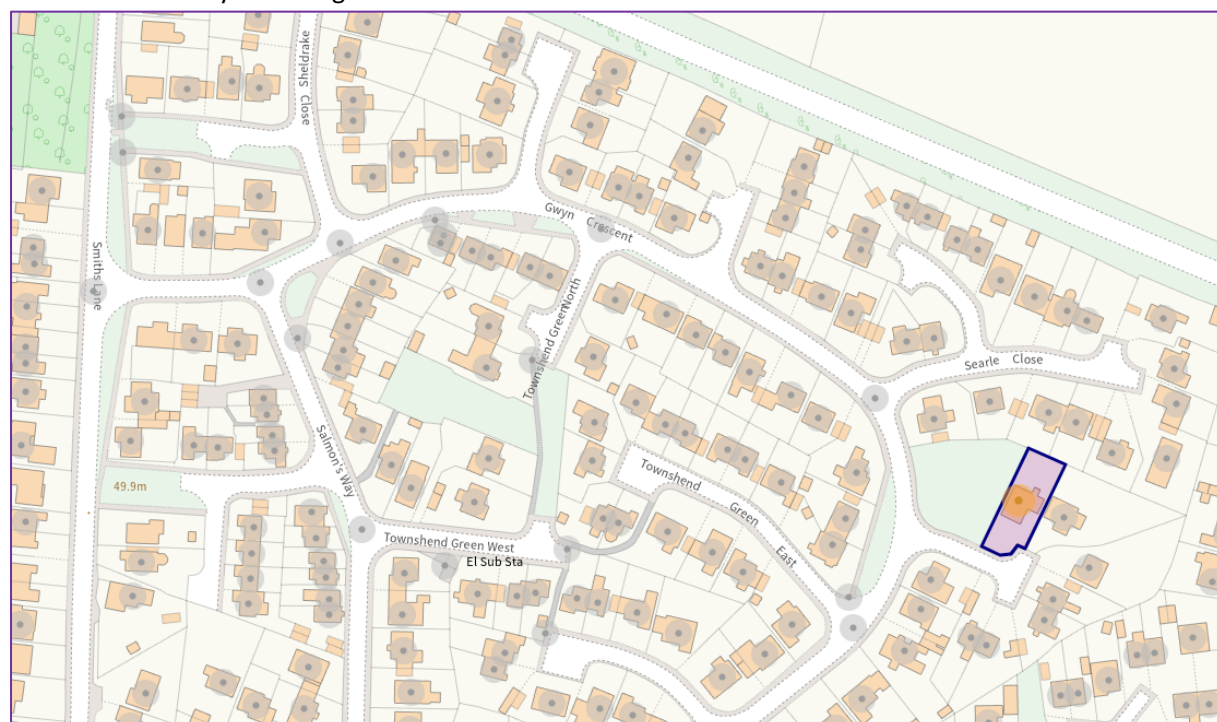
Entrance Passage, Entrance Hall, Spacious 'L' shaped Sitting/Dining room, Fitted Kitchen, 2 Bedrooms, Shower room and Separate WC.

Gravelled driveway providing ample off-street car parking. Garage. Broken slate front garden. Well enclosed, mainly lawned Garden with Shed & Summer House to rear.

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

Directions: From the Town Centre take Norwich Road, and at ¼ mile turn left into Smiths Lane. Turn right into Gwyn Crescent, and take the next left after the turning to Seale Close. The property is on the left, 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.



**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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Part double glazed door to;

Side Entrance Passage:
Mock wall beams. Wall light. Double glazed door to rear. Glazed door to;

Entrance Hall:
Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Dado rail. Glazed door to;

'L' shaped Sitting/Dining room: 22'0" x 16'0", (6.7m x 4.9m) max.
Ceiling light/fan and further centre light. Telephone point. Dado rail. Double doored serving hatch to;

Kitchen: 10'10" x 9'0", (3.3m x 2.8m).
1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, dishwasher and washing machine under. "Zanussi" electric cooker, with extractor hood over. "LEC" fridge and freezer. Matching range of wall mounted cupboard units, and tall cupboard. Spotlights. Glazed door to hall.

Bedroom 1: 11'7" x 10'9", (3.5m x 3.3m).
Range of free-standing units comprising 2 double wardrobes, vanity shelf with drawers under, and high level cupboards over. Glazed door to entrance hall.

Bedroom 2: 10'5" x 9'9", (3.2m x 3.0m).
Glazed door to entrance hall.

Tiled Shower room:
Shower cubicle with "Bristan" shower fitting, and glass screen. Pedestal hand basin with mixer tap. Heated towel rail.

Separate WC:
with low level WC suite, and hand basin with tiled splashback.

Outside:
A gravelled drive, offering **ample off street parking**, leads to an attached, brick and tiled **Garage, 17'0" x 8'7", (5.2m x 2.6m)**, with electric roller entrance door, concrete floor, fitted shelves and electrical connection.

To the front of the property is a South-East facing, broken slate garden with shrubs and paved paths.

Immediately to the rear is a raised platform with steps down to a well enclosed, mainly lawned garden with small paved patio, ornamental pond, decked area, a timber and felt roofed **Garden Shed, 8'0" x 6'0", (2.4m x 1.8m)**, and a timber and felt roofed **Summer House, 8'0" x 6'0", (2.4m x 1.8m)**.

Services:
All mains services are connected to the property.

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

EPC: C.

