



**71 Norwich Road,
FAKENHAM.
NR21 8BA.**

**Offers sought in the region of
£550,000
Freehold**

Individual, detached, double bay fronted Character Residence with spacious, gas centrally heated and partly double glazed accommodation, standing in a South-facing position in mature, private Gardens extending to about 1/3rd acre (stms), with ample parking space and a 2 storey garage/ barn with office over.

The property requires some updating and refurbishment, but offers considerable potential to provide an excellent family home.

The property is in one of the Town's most sought after residential locations, just 1/3rd mile from the Town Centre.

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

Directions: From the Town Centre take Norwich Road, and the property is on the left at 1/3rd mile, just after the Police and Fire Stations.

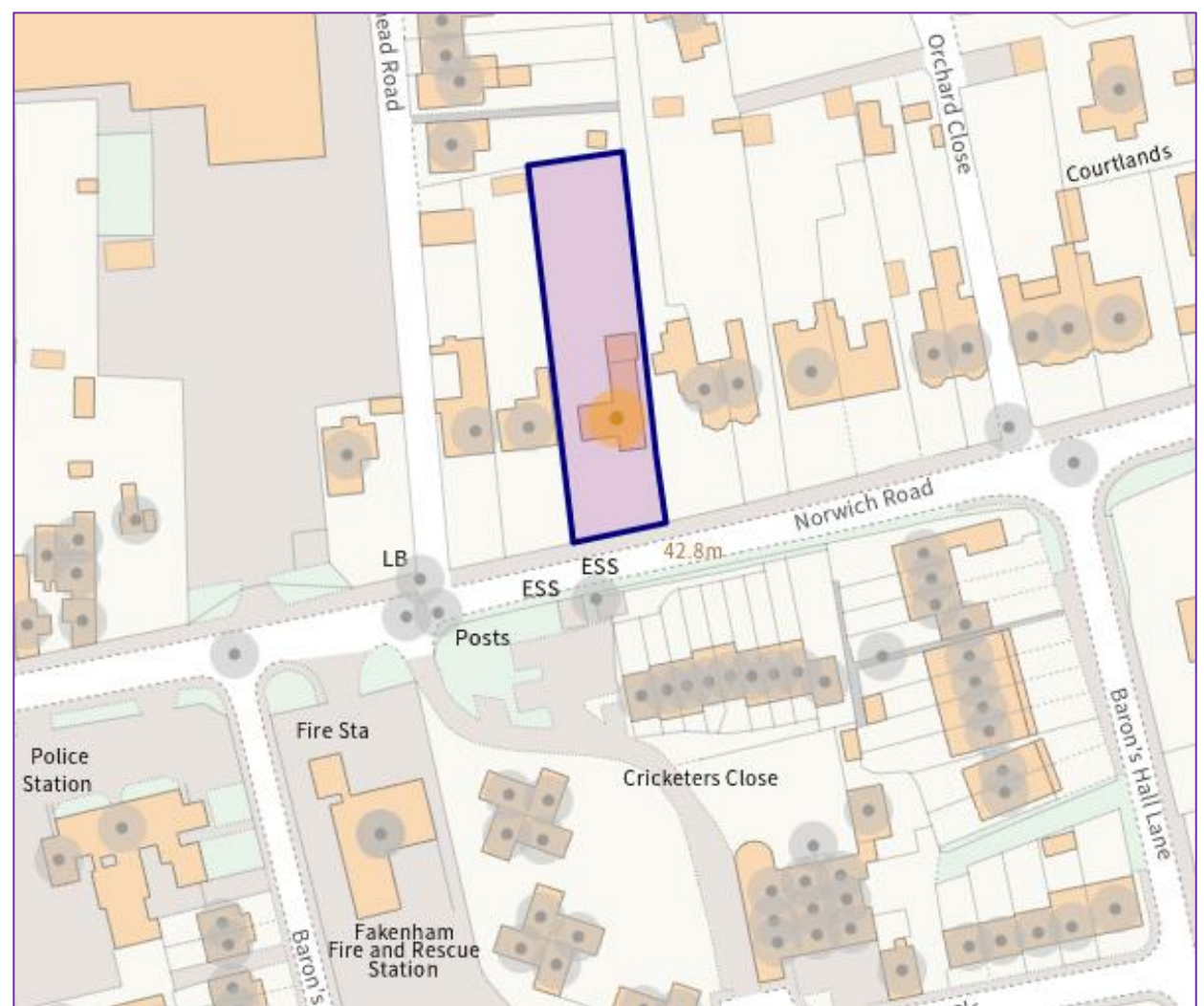
Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range 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: All mains services are connected to the property.

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

Tax Band: F.

EPC: F.



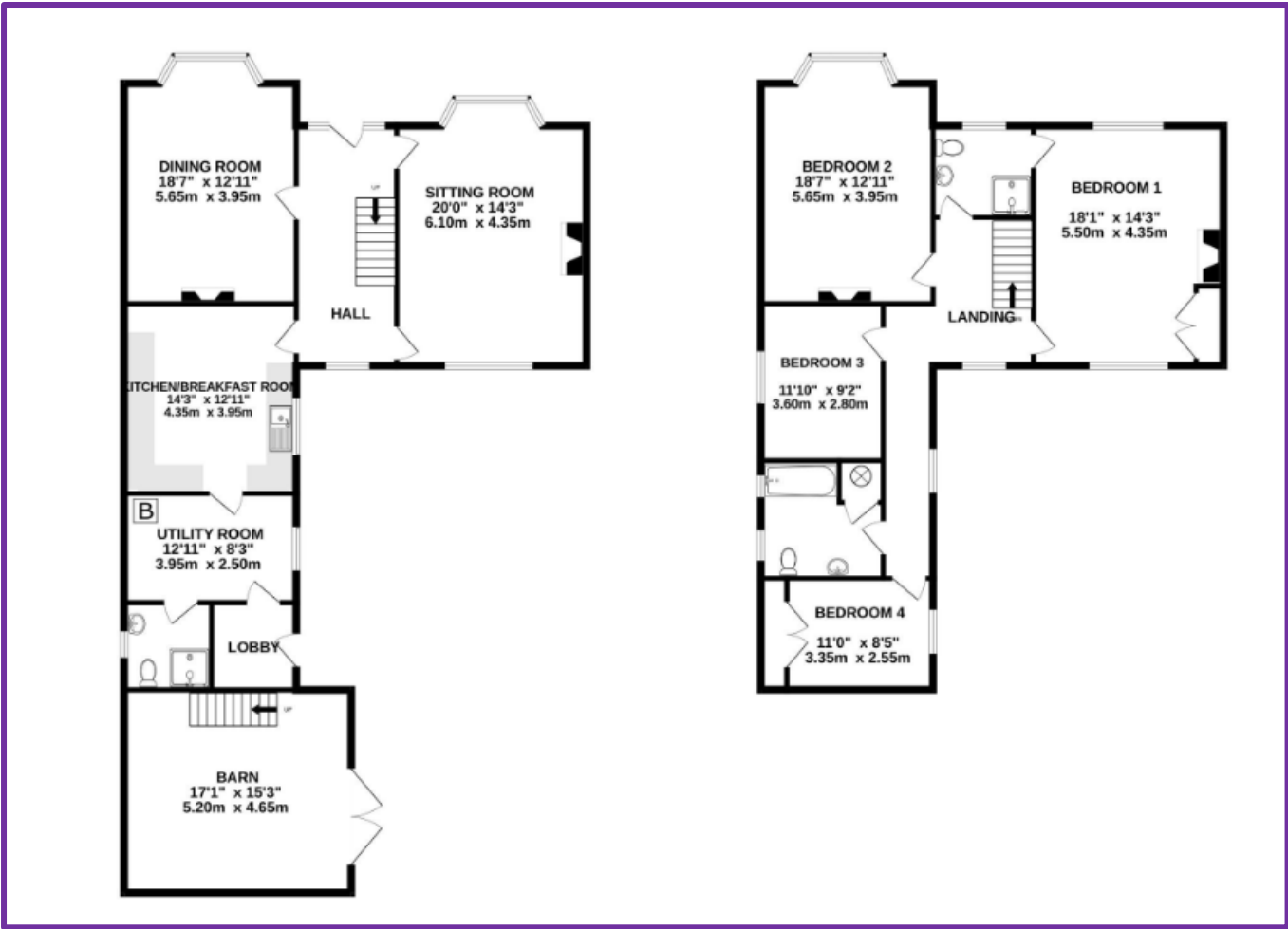
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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Ground Floor:

Arched Entrance Porch: with coloured tiled floor and part stained glass front door to;

Entrance Hall: Mosaic tiled floor. Understairs cupboard with fitted shelves.

Bay fronted Sitting room: 20'0" x 14'3", (6.1m x 4.4m), into bay – with double glazed sash windows, and fitted roller blinds. Further double glazed window to rear. Ornate cast iron and tile fireplace with quarry tiled hearth, timber surround and mantle shelf over. Centre light and 2 wall lights. TV point. 2 doors to hall.

Bay fronted Dining room: 18'7" x 12'11", (5.7m x 4.0m) into bay - with fitted roller blinds. Cast iron fireplace with decorative tiled insets, quarry tiled hearth, timber surround and arched recess to side with fitted shelves. Further fitted shelving. Telephone point.

Kitchen/Breakfast room: 14'3" x 12'11", (4.4m x 4.0m). Stainless steel sink unit set in fitted work surface with part tiled splashback, and drawer, cupboards, appliance space and plumbing for dishwasher under. Further fitted work surface with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit with recirculating hood over. Range of wall mounted cupboard units, with concealed lighting under. Built-in "Bosch" electric oven with cupboard over & under. Stripped timber floor. Dimmer switch.

Utility room: 12'11" x 8'3", (4.0m x 2.5m). Appliance space with plumbing for washing machine. "Ideal Mexico" gas fired central heating boiler. Stripped timber floor.

Shower/Cloakroom: Tiled shower cubicle with glass screen door. Pedestal hand basin. Low level WC. Stripped timber floor. Wall and centre light.

Rear Lobby: Stripped timber floor. Door to outside.

First Floor:

Galleried Landing:

Bedroom 1: 18'1" x 14'3", (5.5m x 4.4m). A double aspect room with sash windows to front and rear. Cast iron fireplace with tiled insets, timber surround and mantle shelf over. Built-in double wardrobe cupboard to side. Door to;

Shower room: Tiled shower cubicle with glass screen door. Pedestal hand basin. Low level WC. Heated towel rail. Twin double glazed doors to narrow Balcony. Return door to landing.

Bay fronted Bedroom 2: 18'7" x 12'11", (5.7m x 4.0m) into bay -with sash windows. Cast iron and tiled fireplace, with tiled hearth and timber mantle shelf. Adjoining shelved cupboard. Hatch top roof space.

Bedroom 3: 11'10" x 9'2", (3.6m x 2.8m). Sash window. TV point.

Rear Landing: Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Sash window.

Bathroom: White suite of timber panelled bath with mixer tap/shower and further shower fitting, glass screen and tiled surround. Pedestal hand basin. Low level WC. Exposed timber floor. Hatch to roof space. Sash window and further window.

Bedroom 4: 11'0" x 8'5", (3.4m x 2.6m). Double wardrobe cupboard. Sash window. TV point.

Outside: To the front of the property is a South-facing, mainly lawned garden, screened from the road by a mature hedge. Double wrought iron gates lead to a gravelled drive and sweep offering **ample off street parking**. Double gates to the side lead to the rear of the property where there is an adjoining, brick & tiled **Garage/Barn, 17'2" x 15'3", (5.2m x 4.7m)**, with double timber entrance doors, electrical connection, and staircase to a similarly sized **First Floor Office**. Immediately to the rear is a brick weave courtyard patio area with flower & rose bed, and steps up to a large, mainly lawned garden with a variety of mature shrubs, deciduous and fir trees.

