



Parmar,
53 Smiths Lane,
FAKENHAM.
NR21 8LQ.

Offers sought in the region of
£260,000
Freehold

Recently refurbished, non-estate, semi-detached House with gas fired centrally heated and double glazed accommodation including; 22ft Sitting room, with feature wall and built-in flame effect electric fire, Kitchen, 3 Bedrooms and new Bathroom.

The property has the benefit of a long well stocked garden, ample parking space and Garage.

Conveniently located within walking distance of 2 supermarkets, the Doctor's Surgery and about 1¼ miles from the Town Centre.

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



Directions:

From the Town Centre, take Norwich Road, and at 1 mile turn left into Smiths Lane. The property is on the left, almost opposite the turning to Gwyn Crescent, as marked by a for sale board.

Location:

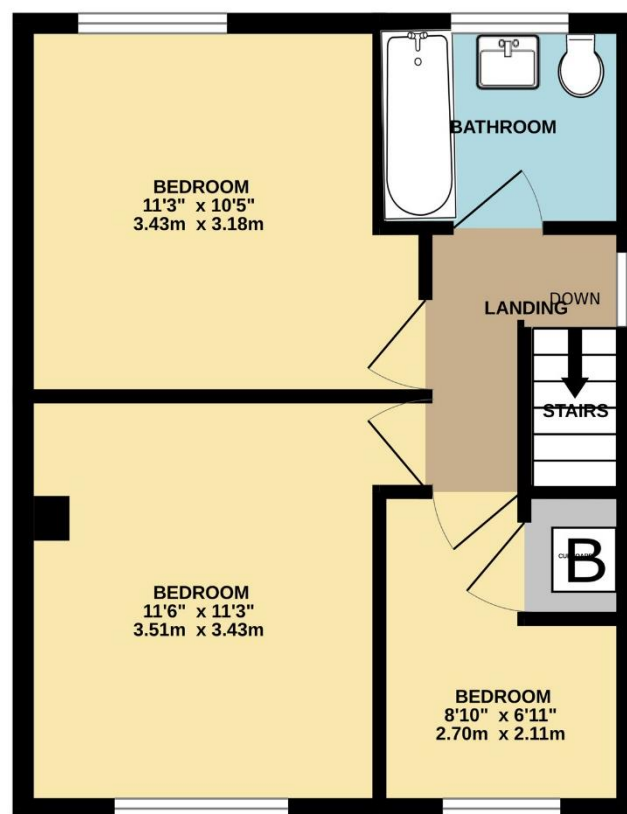
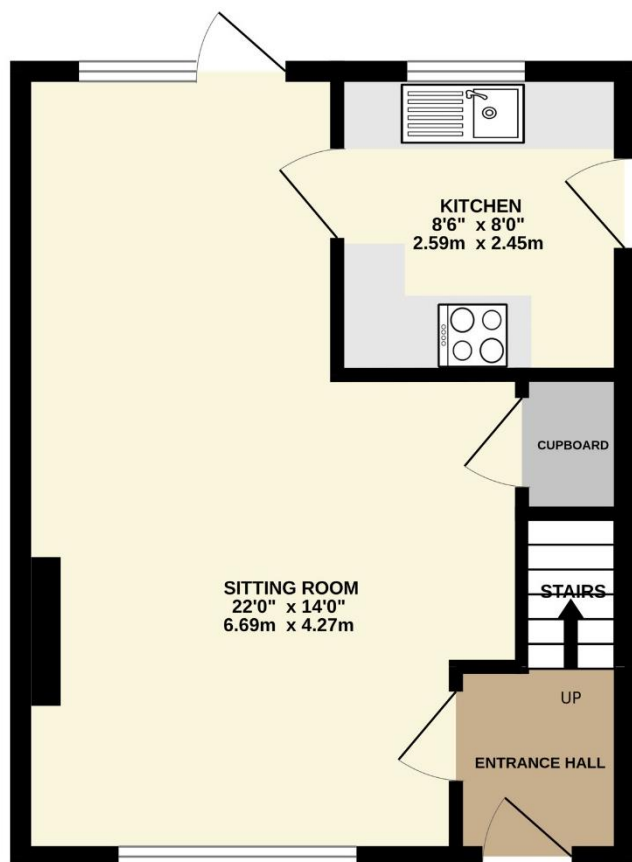
Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping,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

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants. They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor:

Canopy Entrance Porch:

with part double glazed front door to;

Entrance Hall:

Telephone point. Ceiling recessed spotlights. Half glazed door to;

Sitting room: 22'0" x 14'0", (6.7m x 4.3m) max.

Modern, flame effect electric fire (with remote control), with frame for wall mounted TV over, and feature textured walls. Telephone point. TV point. Ceiling recessed spotlights and 2 pendant lights. Understairs cupboard. Vertical window blinds. New bi-fold doors opening onto rear garden. Half glazed door to;

Kitchen: 8'6" x 8'0", (2.6m x 2.5m).

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 worktop with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit with extractor hood over, and double oven under. Matching range of wall mounted cupboard units. Ceiling recessed spotlights. Roller blind. Half double glazed door to outside.

First Floor:

Landing:

Hatch to roof space. Vertical window blinds. Ceiling recessed spotlights

Bedroom 1: 11'6" x 11'3", (3.5m x 3.4m) max.

Vertical window blinds. TV point. Telephone point. Ceiling recessed spotlights

Bedroom 2: 11'3" x 10'5", (3.4m x 3.2m) max.

Vertical blinds. TV point. Ceiling recessed spotlights

Bedroom 3: 8'10" x 6'11", (2.7m x 2.1m) mx.

Built-in cupboard housing "Buderus" gas fired central heating boiler, and electric light. Vertical window blinds. Ceiling recessed spotlights

New Bathroom:

White suite of timber panelled with tiled surround, mixer tap and shower fitting over. Low level WC. Hand basin with pedestal mixer tap and tiled surround. Ceiling recessed spotlights. Heated towel rail. Extractor fan.

Outside:

Long concrete runways providing **ample car parking space** lead from the road to the side of the property, where there is a brick and tiled, semi-detached **Garage, 16'0" x 8'3", (4.9m x 2.5m)**, with up & over door, concrete floor, electric light and power points.

To the front of the property is a gravelled area providing **further off road parking**.

Immediately to the rear is a small paved patio area, and beyond is a gravelled area and a long, part lawned garden with well stocked beds including a wide variety of flowers, trees and shrubs, and a further paved patio area.

Services: All mains services are connected to the property.

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

Tax Band: "B"

EPC: D.

