



**6 William Road,  
FAKENHAM.  
NR21 8LT.**

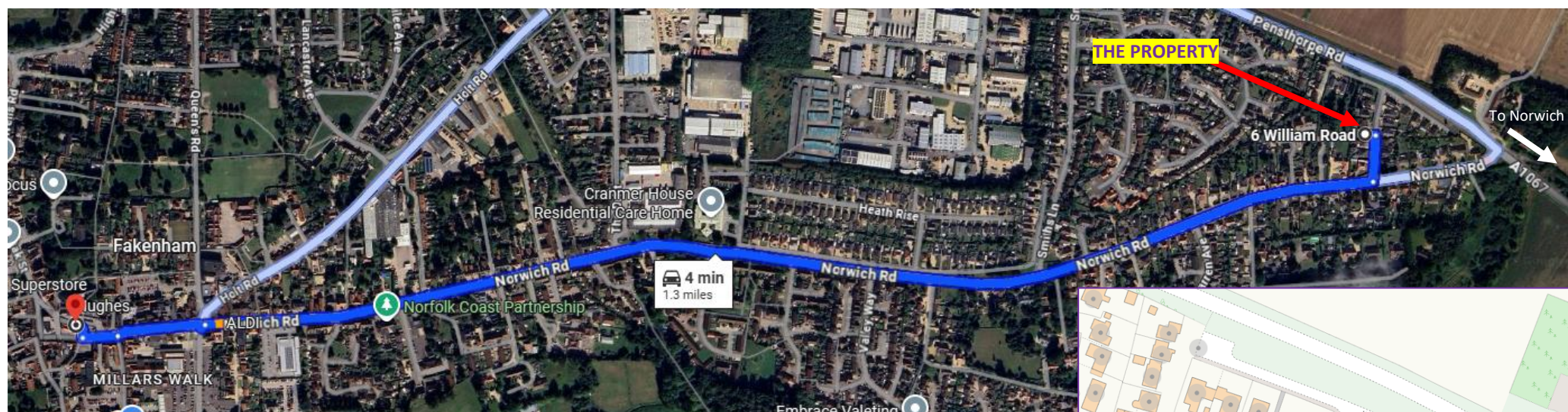
**Offers sought in the region of  
£350,000**  
Freehold

Deceptively Spacious, detached, modern-style Bungalow with gas fired central heating, double glazing, and well presented accommodation comprising 17ft Sitting room with feature wood-burning stove, Dining room/ Bedroom, Well Fitted Kitchen/Breakfast room, 2 further Bedrooms, Mainly tiled Bathroom, and attic Bedroom/Study with En-Suite shower room.

There is ample car parking space, a car port and Garage. An easily maintained, gravelled garden lies to the front, whilst to the rear, is a further, well fenced garden with lawn, paved patio areas, Greenhouse and shed.

Located in a sought-after cul-de-sac development, about 1¼ miles from the Town Centre.

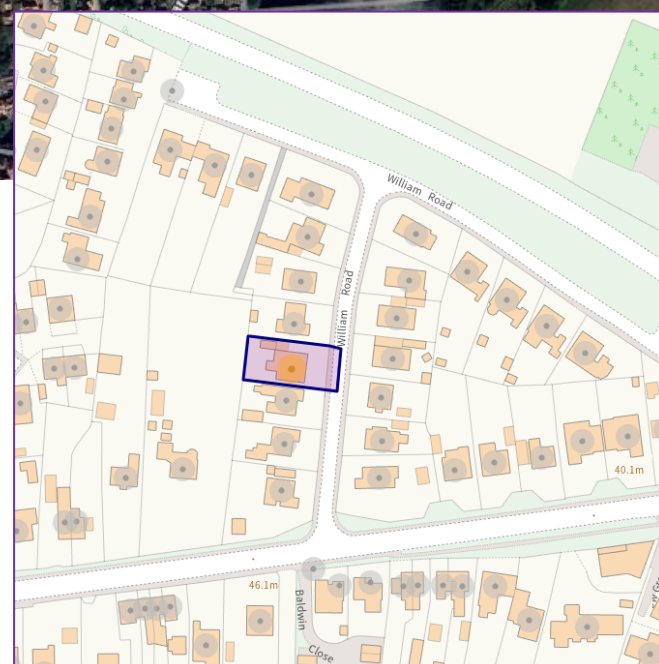
**Tel: 01328 864763   office@baileybirdandwarren.co.uk   www.baileybirdandwarren.co.uk**



**Directions:** From the Town Centre take Norwich Road, and proceed for about 1¼ miles. Turn left into William Road, and 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.

**EPC:** D.



**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**

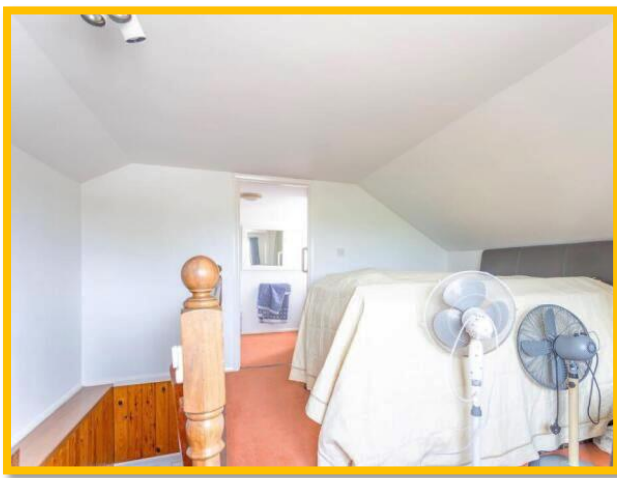
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**Ground Floor:** Double glazed door to;

**Enclosed Entrance Porch:** Half glazed door to

**Entrance Hall:** Built-in double coats cupboard.

**Sitting room:** 19'7" x 12'0", (6.0m x 3.7m). Feature (2 year old) wood burner standing on slate hearth. Fitted shelves. Dimmer switch. TV point.

**Dining room/Bedroom:** 14'0" x 11'7", (4.3m x 3.5m). TV point. Telephone point.

**Well Fitted Kitchen/Breakfast room:** 8'9" x 8'4", (2.7m x 2.5m). 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, and dishwasher under. Built-in 5 ring gas hob unit with stainless steel recirculating hood over. Matching range of wall mounted cupboard units. Built-in "Bosch" double oven with cupboard over and under. Adjoining cupboard housing "Viessmann" wall mounted, gas fired central heating boiler. Built-in double larder cupboard with adjoining shelved cupboard, and further fitted cupboards. Strip lights. Roller blind.

**Utility room:** 13'4" x 6'2", (4.1m x 1.9m) max. Appliance spaces and plumbing for washing machine. Fitted cupboard. Ceiling recessed spotlight. Tiled floor. Half glazed door to Veranda.

**Fully tiled Cloakroom:** Low level WC. Hand basin set in fitted shelf with cupboards under. Heated towel rail. Ceiling recessed spotlight. Tiled floor.

**Veranda:** with polycarbonate roof and paved floor. Opening to rear garden. Door to car port.

**Master Bedroom:** 13'0" x 12'0", (6.0m x 3.7m). Telephone point. TV point.

**'L' shaped Bedroom 3/Study:** 11'4" x 6'11", (3.5m x 2.1m) max. Deep understairs cupboard, and further deep shelved cupboard.

**Mainly tiled Shower room:** Shower cubicle with glass screen. Low level WC. Hand basin with mixer tap, and cupboard under. Airing cupboard with radiator and slatted shelving. Wall mounted electric room heater. Heated towel rail. Extractor fan. Tiled floor.

**First Floor:**

**Attic Bedroom 4:** 13'7" x 12'8", (4.1m x 3.9m (max)). Built-in cupboard with louvered door. Further cupboard, access to eaves.

**En-Suite Shower room:** Tiled shower cubicle with "Triton" fitting. Hand basin set in fitted vanity shelf. Low level WC. Velux roof light. Built-in cupboard with louvered doors. Access to ample eaves storage area.

**Outside:** A long drive, providing ample car parking space leads to a Car Port, 16'3" x 10'0", (5.0m x 3.0m), with folding metal door to brick and built-up felt flat roofed Garage, with concrete floor and electrical connection. To the front of the property is a further car parking space, and a gravelled garden with shrubs and raised flower border. To the rear is a well fenced garden with lawn, raised borders, an attractive paved patio area, aluminium framed Greenhouse, 8'0" x 6'0", (2.4m x 1.8m) and a timber and felt roofed Garden Store, 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. Tel: 0126) 513811. **Tax Band:** "D".

