



## 21 Greenway Park, FAKENHAM. NR21 8AP.

Offers sought in the region of  
**£250,000**

Freehold

Deceptively spacious, semi-detached, bay fronted, ex-Local Authority owned House with gas fired central heating, and double glazed windows.

The property includes 2 reception rooms and 3 bedrooms and stands in a good sized garden with Garage, greenhouse and Stores

Located in a quiet cul-de-sac position, about ¼ mile from the Town Centre, and within walking distance of open farmland, Fakenham College, and a Sports Centre, (with swimming pool – under construction)..

The property comprises:

**On the Ground Floor:** Entrance Porch, Entrance Hall, bay fronted Sitting room, Dining room, Inner Lobby, Kitchen, Rear Lobby, Utility and Cloakroom

**On the First Floor:** Landing, 3 Bedrooms and Bathroom.

**Outside:** Gravelled front garden. Good sized, well enclosed, rear garden with Garage.

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

**Directions:** From the Town Centre, take Queens Road, and at the traffic lights continue straight over into Claypit Lane. Bear right at the fork, and Greenway Park will be found at the end of the road, where the property is 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.

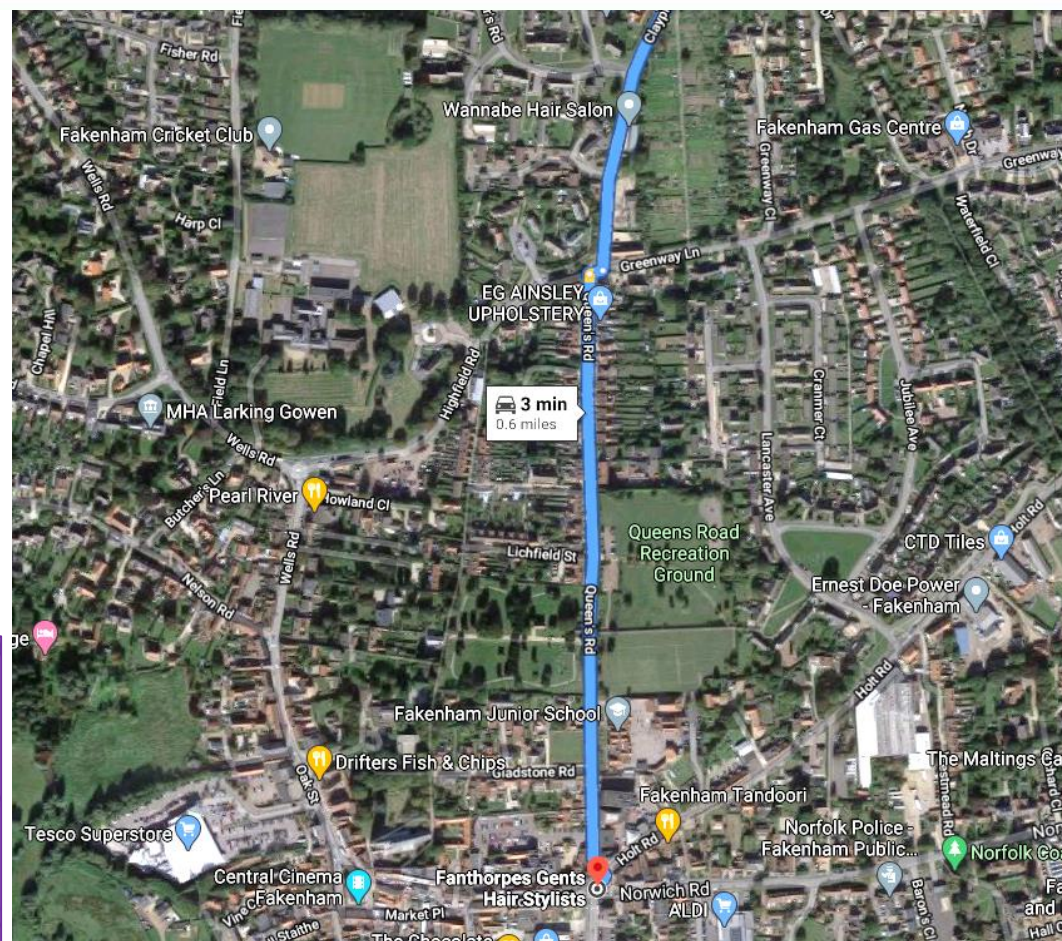
**Services:** All mains services are connected to the property.

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

**Tax Band:** "B".

**EPC:** TBA.

THE PROPERTY



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:

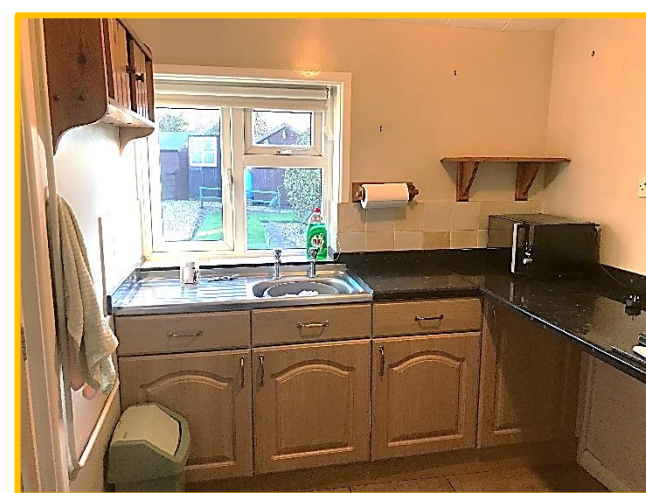
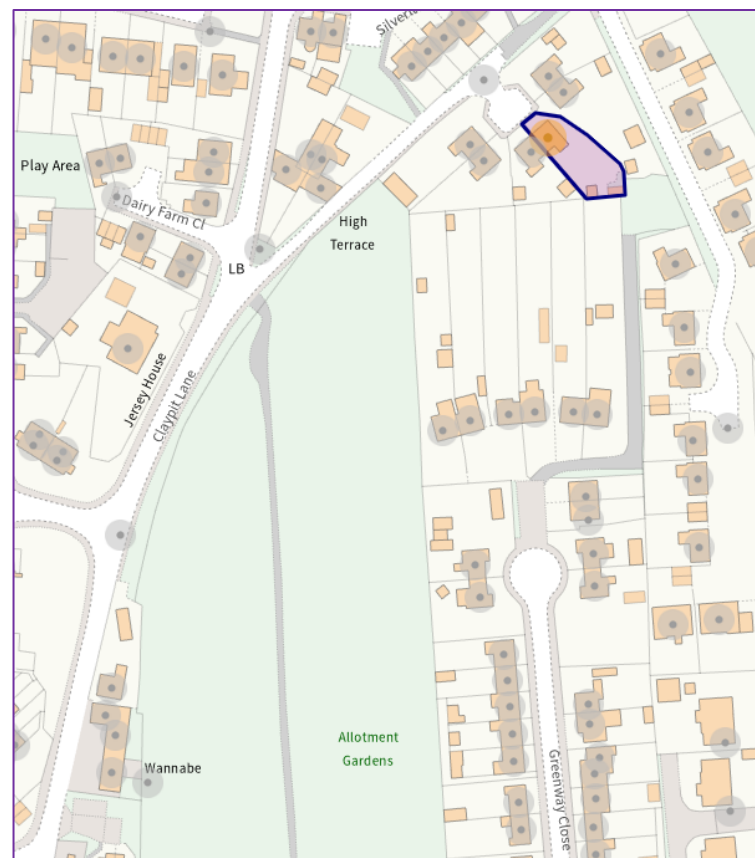
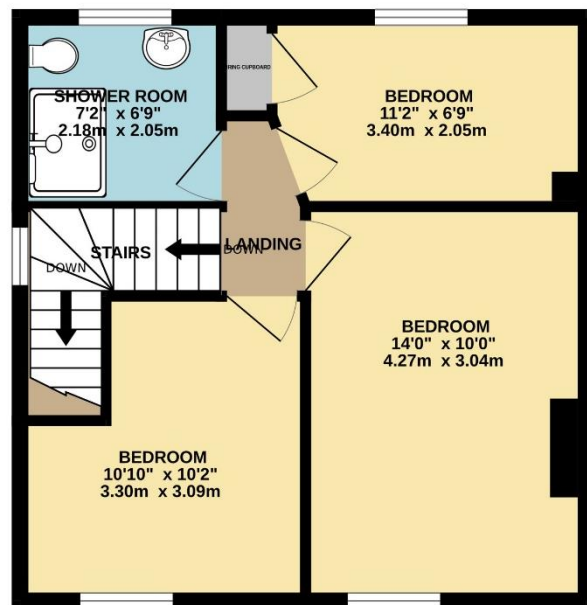
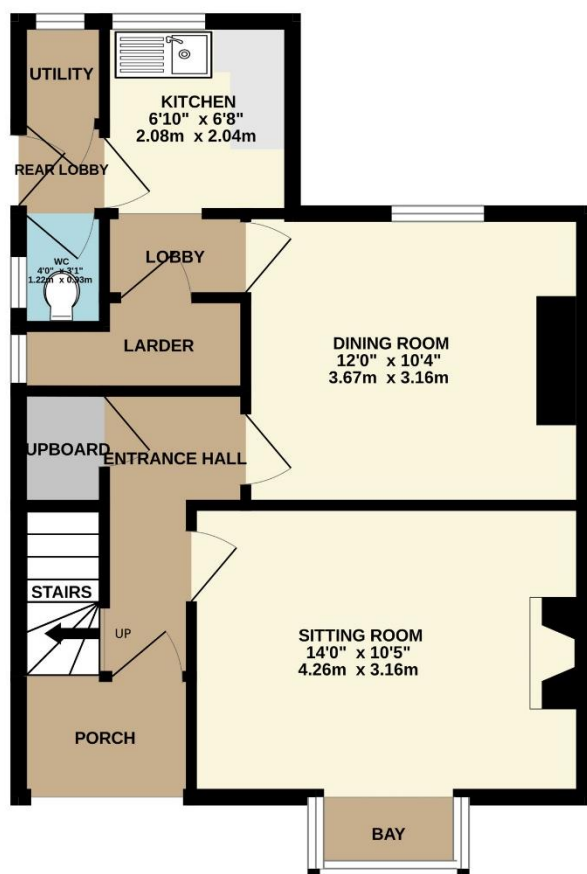
Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description 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.



0



#### Ground Floor:

**Entrance Porch:** with part glazed door to;

**Entrance Hall:** Understairs cupboard. Laminate floor. Telephone point.

**Sitting room:** 14'0" x 10'5", (4.3m x 3.2m) + bay 4'2" x 2'5", (1.3m x 0.7m). Open tiled fireplace with tiled hearth and mantle shelf.

**Dining room:** 12'0" x 10'5", (3.7m x 3.2m). Fitted gas fire with back boiler providing central heating.

**Rear Hall:** with tiled floor, and shelved and ventilated larder with electric light.

**Kitchen:** 9'10" x 6'10", (3.0m x 2.1m) max. Stainless steel sink unit set in fitted work surface with tiled splashback, and drawers, cupboards and appliance space under. Cooker space with tiled surround. Wall mounted electric convector heater. Fitted shelf. Roller blind. Tiled floor.

**Rear Lobby:** Tiled floor. Half double glazed door to outside.

**Cloakroom:** with low level WC.

**Utility:** with appliance space and plumbing for washing machine. Fitted shelves.

#### First Floor:

**Landing:** Hatch to roof space.

**Bedroom 1:** 13'10" x 10'0", (4.2m x 3.0m). Fitted shelf.

**Bedroom 2:** 10'10" x 10'0", (3.3m x 3.1m) max.

**Bedroom 3:** 12'0" x 6'10", (3.7m x 2.1m). Airing cupboard with factory lagged hot water cylinder and slatted shelving.

**Mainly tiled Shower room:** Shower cubicle with "Mira" fitting and sliding glass screen doors. Hand basin with cupboards under. Low level WC. Wall mounted electric convector heater. Fitted roller blind.

**Outside:** To the front of the property is a garden area laid mainly to gravell, with concrete path leading to the front door.

To the rear is a good sized, very well fenced garden laid mainly to lawn with gravelled paths leading to gravelled and paved patio areas and flower and shrub borders. Within the garden is an aluminium framed **Greenhouse**, 10'0" x 8'0", (3.0m x 2.4m), corrugated iron **Store** with work bench, and **Garden Store**, 10'0" x 8'0", (3.0m x 2.4m), with electrical connection.

A pedestrian gate leads to a timber and felt roofed **Garage**, 15'0" x 8'0", (4.6m x 2.4m), with double timber entrance doors, concrete floor and electrical connection.

A wide turning area and drive (shared between this and one other property) gives vehicular access to Greenway Close and then to Greenway Lane.

