



## 42 Driftlands, FAKENHAM.

NR21 8EB.

**£270,000**

Freehold

Very well presented, detached, modern Family Residence with extended, gas centrally heated and double glazed accommodation, including a 23ft Sitting room, separate Dining room and 3 Bedrooms, ample parking space and well enclosed Garden.

The property is located at the end of a sought after cul-de-sac on a popular development, about ¾ mile from the Town Centre.

The property comprises: Ground Floor: Entrance Hall, 23ft Sitting room, Dining room, Fitted Kitchen, Utility room and Cloakroom.

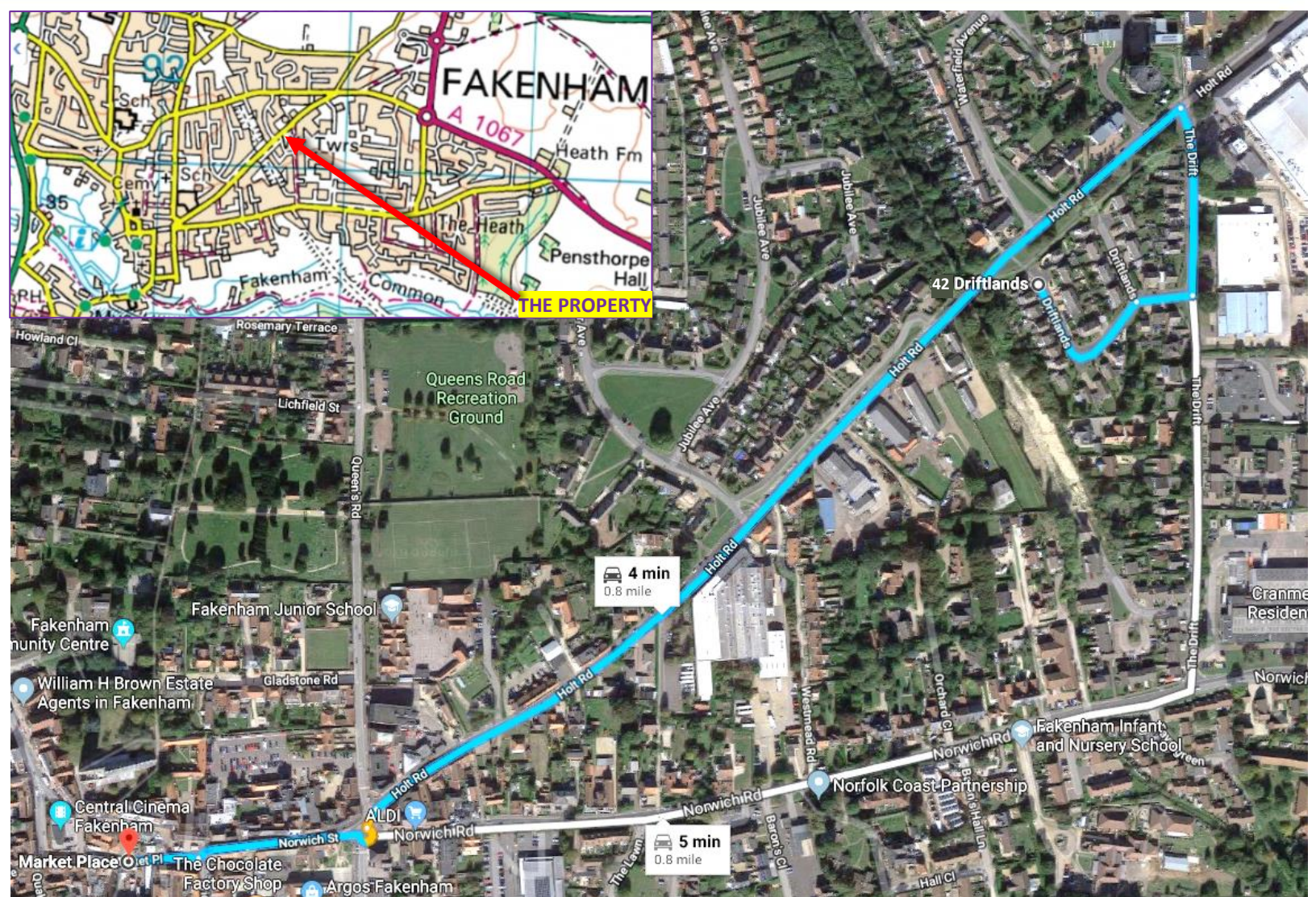
On the first floor: Landing, 3 Bedrooms and Family Bathroom.

Outside: Double gated entrance to ample car parking space. Well enclosed, very private rear Garden with lawn & patio area, Garden Store and Summer House.

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

**Directions:** From the Town Centre, take Holt Road, and at ¾ mile turn right, (opposite the Water Tower) into The Drift. Turn right into Driftlands, and take the second turning on the right. Continue to the end of the cul-de-sac, and the property is on the right, 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.

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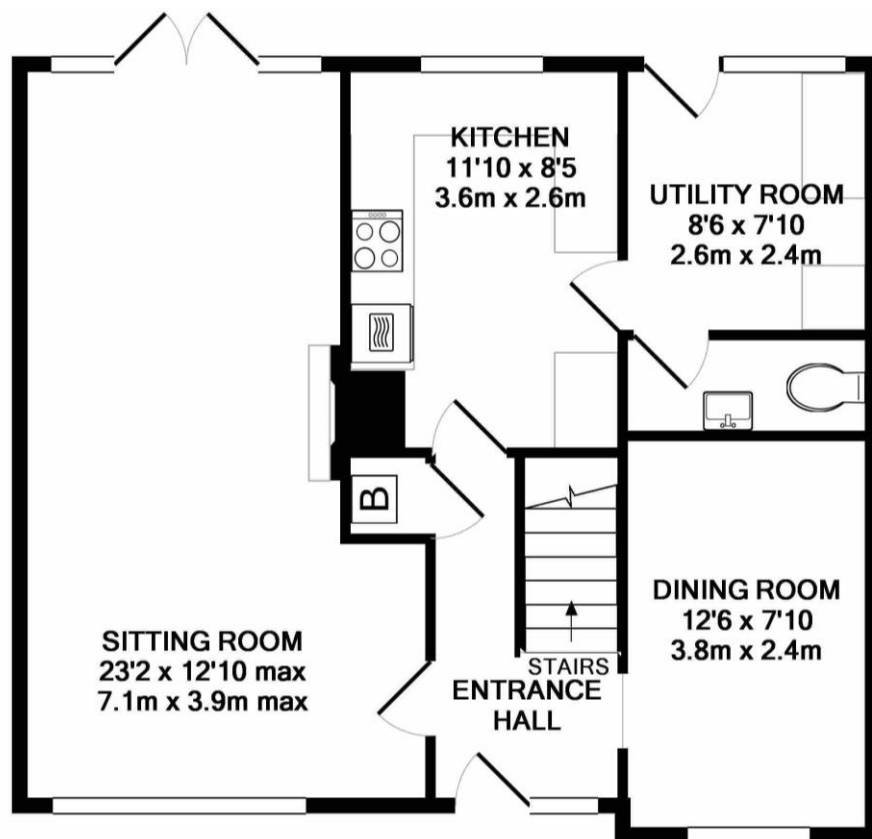
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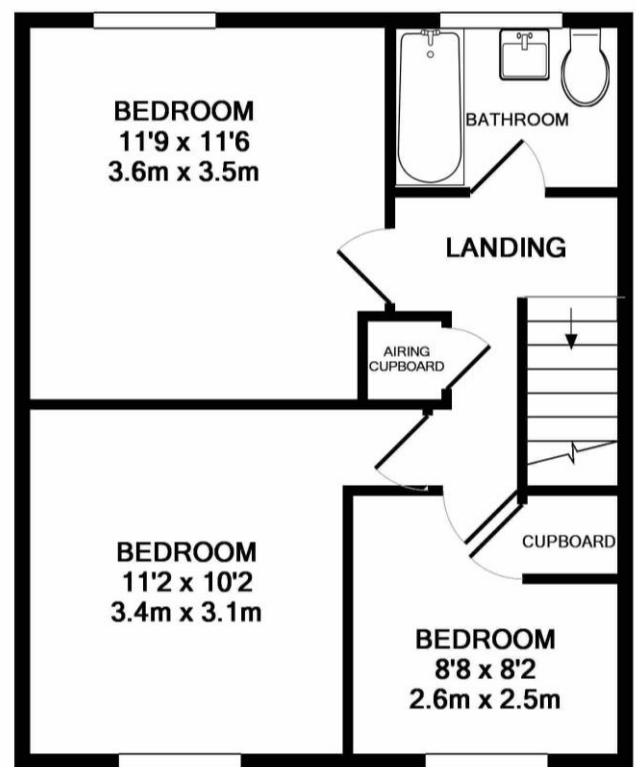
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GROUND FLOOR



1ST FLOOR



**Ground Floor:** Part double glazed door to;

**Entrance Hall:** Built-in cupboard housing "Ideal" gas fired central heating boiler.

**Sitting room:** 23'2" x 12'10", (7.1m x 3.9m). Open fireplace with tiled surround, timber mantle shelf and tiled hearth. Dado rail. TV point. Telephone point. Dimmer switch. Dimmer switch. Fitted vertical blinds. Twin double glazed doors to rear garden.

**Dining room:** 12'6" x 7'10", (3.8m x 2.4m). Laminate floor. Fitted vertical blinds. Dimmer switch. TV point.

**Kitchen:** 9'9" x 9'2", (3.0m x 2.8m). Circular stainless steel washing up bowl and drainer with pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for dishwasher under. Built-in "Beko" 4 ring electric **hob unit** with glass splashback, and stainless steel and glass **extractor hood** over. Built-in "Beko" electric **oven** with cupboard over and under. Matching range of wall mounted cupboard units with concealed lighting under. Motion detected floor level lights. Further fitted work surface with cupboards under. Ceiling recessed spot lights. Vertical blinds. Half glazed door to

**Utility room:** 8'6" x 7'10", (2.6m x 2.4m). Fitted work top with appliance spaces and plumbing for washing machine under. Fitted tall cupboard unit. Tiled floor. Spotlights. Vertical window blinds. Half double glazed door to rear garden.

**Half tiled Cloakroom:** Hand basin with mixer tap. Low level WC. Spot lights. Tiled floor.

**First Floor:**

**Landing:** Hatch to roof space. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving.

**Bedroom 1:** 11'9" x 11'6", (3.6m x 3.5m). Vertical window blinds. TV point.

**Bedroom 2:** 11'2" x 10'2", (3.4m x 3.1m) + door recess. Vertical window blinds. Spot lights. Dimmer switch. TV point.

**Bedroom 3:** 8'8" x 8'2", (2.6m x 2.5m). Built-in wardrobe cupboard. Vertical window blinds

**Fully tiled Family Bathroom:** White suite of panelled bath with shower fitting over. Pedestal hand basin. Low level WC. Heated towel rail. Ceiling recessed spot lights. Fitted roller blind.

**Outside:** Double timber gates from the end of the cul-de-sac, lead to a wide gravelled area, providing **ample car parking space** in the front of the property.

To the rear, is a well enclosed Garden with lawn, small paved patio and a decked and gravelled area with **Summer House, 6'6" x 6'6", (1.9m x 1.9m) (max)**, an L shaped arbour with fitted seat, and a brick built barbecue.

Close by is a timber and felt roofed **Garden Store, 10'0" x 8'0", (3.0m x 2.4m)**. Outside light. Outside tap.

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

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

**Tax Band:** "C".

**EPC:** D.

