



4 Dereham Road, PUDDING NORTON.

NR21 7NA.

£230,000

Freehold

Deceptively Spacious, semi-detached House with extended, electrically centrally heated and double glazed accommodation, including 2 reception rooms, (one of which could be used as a Family/dining/garden room or a Ground floor Bedroom with En-Suite Wet Room), and 3 Bedrooms. There are 2 car parking spaces to the front, and to the rear is a long, lawned Garden backing onto, and having far reaching views over, open farmland.

The property is located about 1 mile from Fakenham Town Centre, and is within easy walking distance of open farmland and the River Wensum.

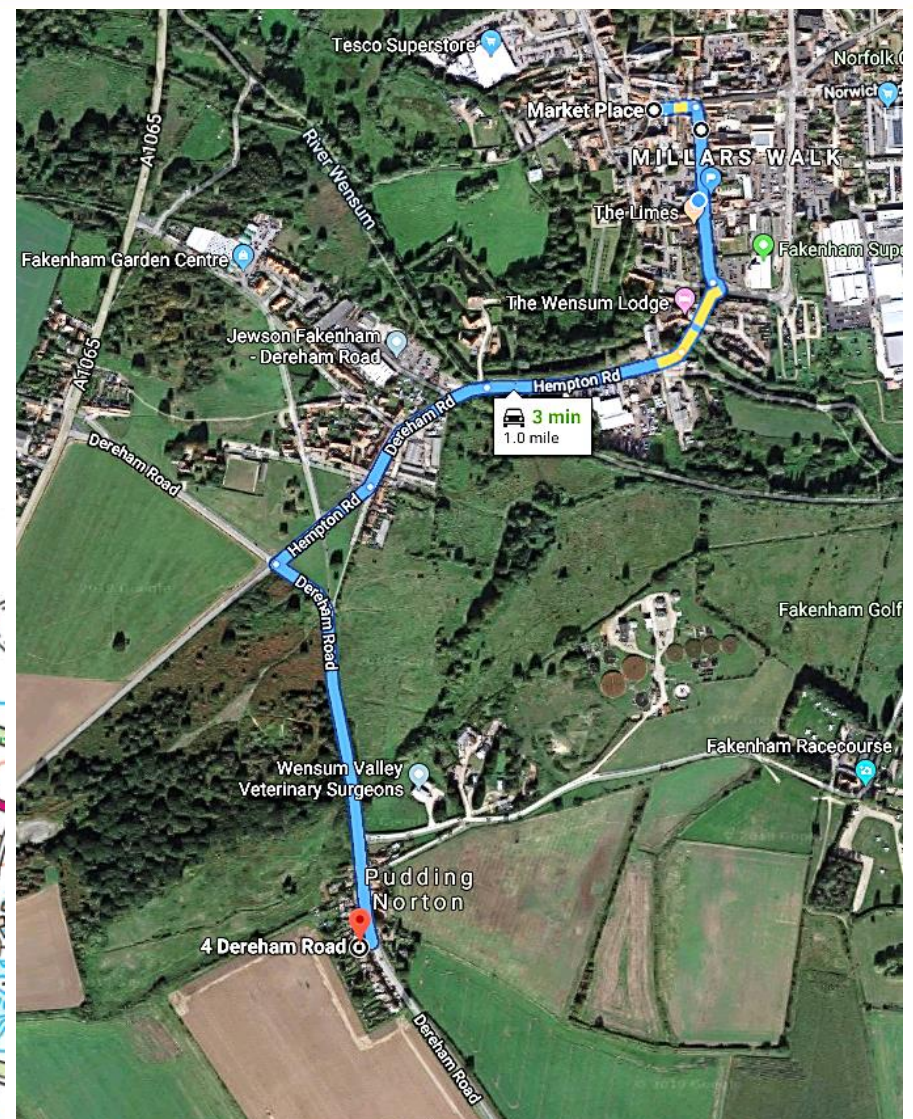
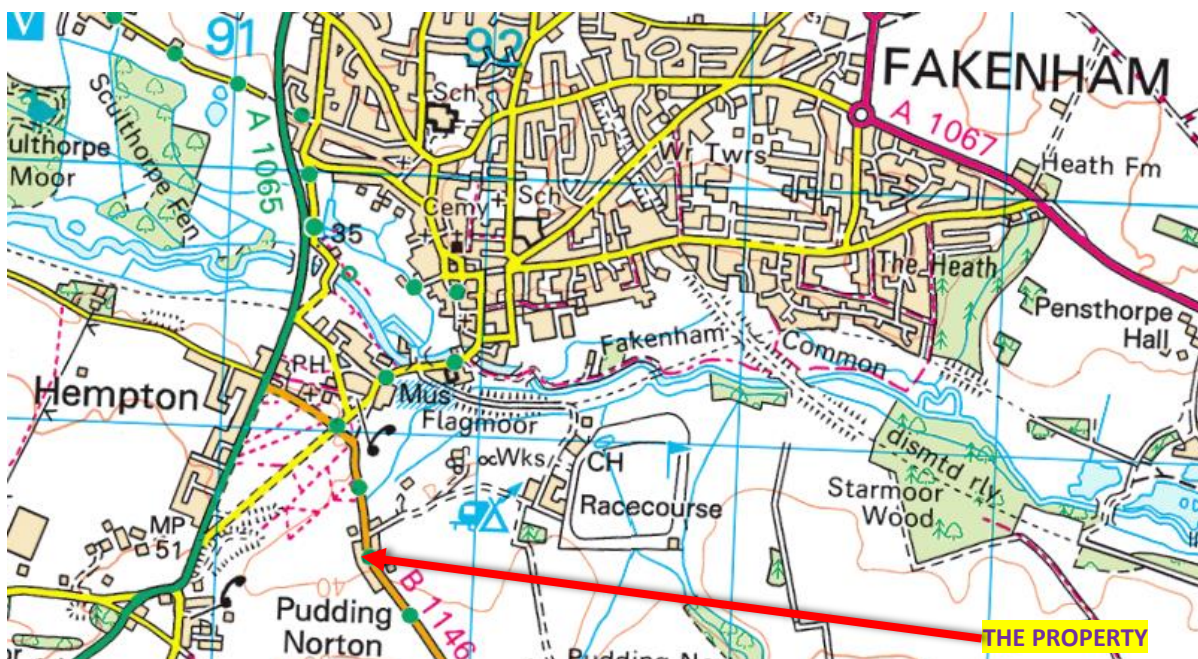
The property comprises: Ground Floor: Small Entrance Hall, Sitting room, Kitchen/Breakfast room, Family/Dining/Garden room and Wet Room.

On the First Floor: Landing, 3 Bedrooms and Bathroom.
Outside: Car parking spaces to front and long garden to rear backing onto open farmland.

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

Directions: From Fakenham Town Centre, take Bridge Street, continue straight over the mini-roundabout and bridge, and proceed into Hempton. Turn left at the crossroads, onto the B.1146, as signposted Dereham, and the property is on the right, just after the entrance to the Racecourse, as marked by a for sale board.

Location: Pudding Norton is a small hamlet on the Southern outskirts of Fakenham Market Town, about 12 miles from the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours. Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. Fakenham itself 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.

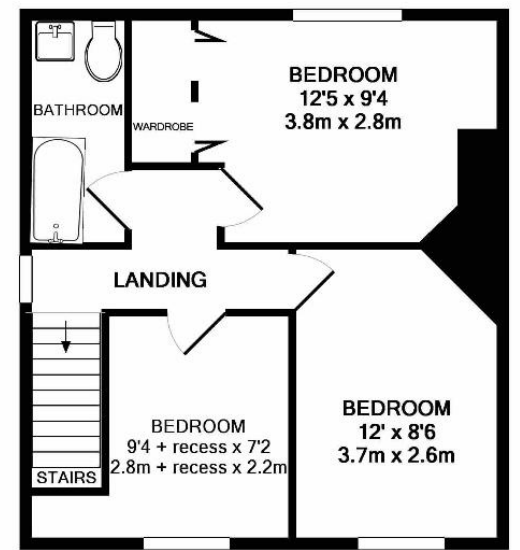


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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.



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)

4 DEREHAM ROAD, PUDDING NORTON
TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Ground Floor:

Small Entrance Hall:

Sitting room: 16'1" x 12'0", (4.9m x 3.7m).

Small fireplace (presently blocked). Under-stairs cupboard with power points. Dimmer switch. TV point.

Kitchen/Breakfast room: 17'9" x 9'3", (5.4m x 2.8m).

Stainless steel sink unit with mixer tap, set in fitted work surface with part tiled splashback, and cupboards, appliance space and plumbing for washing machine under. L shaped work top with part tiled splashback, and cupboards under. Further fitted work top with drawers and cupboards under. Matching wall mounted cupboard units and recirculating hood. Built-in shelved cupboard. Built-in boiler cupboard with wall mounted, electrically fired central heating boiler and hot water cylinder with immersion heater. Spot lights. Extractor fan. Coved ceiling. Tiled floor. Wide doorway to;

Family/Dining/Garden room: 18'0" x 14'0", (5.5m x 4.3m) + deep recess.

Laminate floor. Velux roof light. Fitted roller blinds. TV point. Hatch to roof space. Double glazed door with roller blind to rear garden. Sliding door to;

Wet Room:

Fully tiled shower with "Mira" shower fitting. Pedestal hand basin with tiled splashback. Low level WC. Heated towel rail. Extractor fan.

First Floor:

Landing:

Hatch to roof space.

Bedroom 1: 12'5" x 9'4", (3.8m x 2.8m).

Built-in double wardrobe cupboard with twin folding louvered doors, and cupboards over. Telephone point. View over rooftop to the rear garden and open farmland beyond.

Bedroom 2: 12'0" x 8'6", (3.7m x 2.6m).

TV point. Dimmer switch. Roller blind.

Bedroom 3: 9'4" x 7'2", (2.8m x 2.2m) + deep shelved recess.

Roller blind. TV aerial point.

Fully tiled Bathroom:

Hip bath with mixer tap/shower fitting over. Pedestal hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Wall mounted medicine cabinet. Ceiling recessed spotlights. Tiled floor.

Outside: To the front of the property is a gravelled area providing off-street car parking space for 2 vehicles.

Immediately to the rear is a wide gravelled patio area, and beyond, a long, lawned garden backing onto, and having fine views over, open farmland.

Within the garden is a timber and felt roofed **Garden Shed**. Outside power point & light.

Services: Mains water, electricity and drainage are connected to the property. Mains gas is available in the road, subject to the usual consents.

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

Tax Band: "B".

EPC: TBA.

