



2 Driftlands, FAKENHAM.

NR21 8EB.

£285,000

Freehold

Spacious, detached, modern Family Residence with gas centrally heated and double glazed accommodation, including a 23ft Sitting room, conservatory, 4 Bedrooms, car parking space and garage; standing in a South-facing corner plot with well enclosed Garden.

The property is in a popular residential area, about ¾ mile from the Town Centre.

The property comprises: Ground Floor: Enclosed Entrance Porch, Entrance Hall, Cloakroom, 23ft Sitting room, Conservatory, Fitted Kitchen/Breakfast room and Utility room.

First floor: Landing, 4 Bedrooms and Shower room.

Outside: Drive/car parking space leading to attached Garage. Corner plot Garden with lawns, paved patio areas, flower and shrub beds.

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 the property is immediately 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.

Email: office@baileybirdandwarren.co.uk

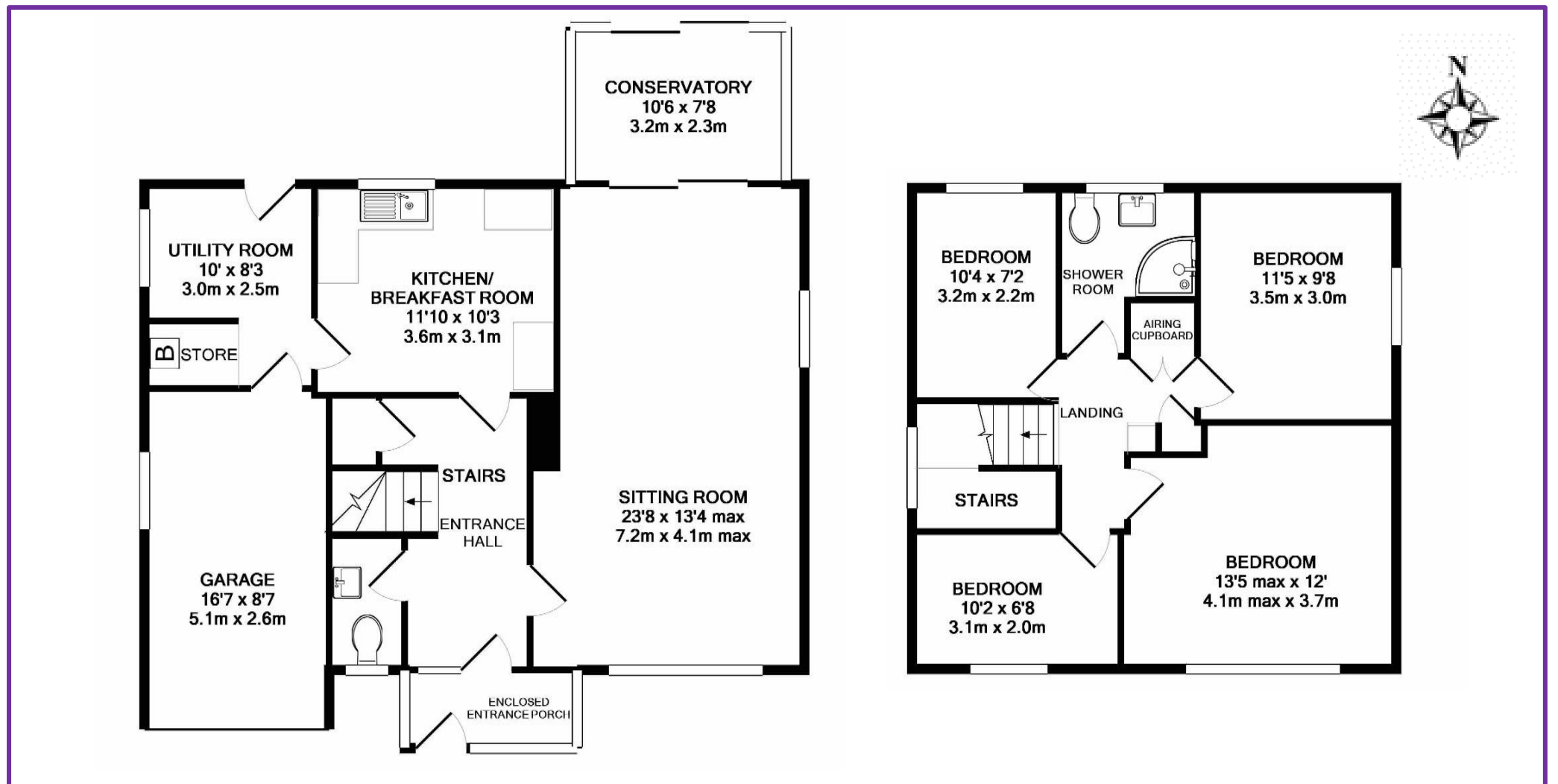
www.baileybirdandwarren.co.uk

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: Double glazed door to;

Enclosed Entrance Porch: with double glazed door to;

Entrance Hall: Under-stairs cupboard. Telephone point.

Cloakroom: Pedestal hand basin with tiled splashback, and light/shaver point over. Low level WC.

Sitting room: 23'8" x 13'4", (7.2m x 4.1m) max. A double aspect room with wide, South-facing picture window to the front. TV point. Double glazed, sliding patio door to;

Conservatory: 10'6" x 7'8", (3.2m x 2.3m), with polycarbonate roof. Fitted roller blinds. Double glazed, sliding patio door to rear garden.

Kitchen/Breakfast room: 11'10" x 10'3", (3.6m x 3.1m). Sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted worktop with tiled surround, and drawers and cupboards under. Matching range of wall mounted cupboard and tall cupboard. Strip light. Extractor fan. Fitted roller blind. Serving hatch to Sitting room. Half double glazed door to;

Utility room: 10'0" x 8'3", (3.0m x 2.5m). Store with wall mounted, gas fired central heating boiler. Roller blind. Personal door to garage. Half double glazed door to outside.

First Floor:

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

Bedroom 1: 13'5" x 12'0", (4.1m x 3.7m). Wide picture window to front. TV point. Telephone point.

Bedroom 2: 11'5" x 9'8", (3.5m x 3.0m).

Bedroom 3: 10'4" x 7'2", (3.2m x 2.2m).

Bedroom 4: 10'2" x 6'8", (3.1m x 2.0m).

Shower room: Corner shower cubicle with sliding glass screen door and "Triton" fitting. Low level WC. Pedestal hand basin. Half tiled walls. Tiled floor. Fitted roller blind.

Outside: A concrete drive to the front of the property provides **off-street** parking and leads to an attached, brick and built-up felt, flat roofed **Garage, 16'7" x 8'7", (5.1m x 2.6m)**, with electric up & over door, fitted work top with cupboards under, electrical connection and fitted roller blind.

The property stands in a South-facing, corner plot garden, with lawns and flower beds and borders to the front and side. An arched wrought iron gate leads through a brick screening wall into the rear garden, which again, is laid party to lawn with paved patio areas, shrubs, flower and rose beds. Within the garden is a small **Store Shed**.

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: TBA.

