



## 2 Valley Way, FAKENHAM.

NR21 8PH.

**£280,000**

Freehold

**Very well presented, detached, modern Family Residence with gas centrally heated and double glazed accommodation, offering 2 reception rooms, 4 bedrooms, ample parking space and a double garage – set in well fenced, corner plot gardens, within ¼ mile from the Town Centre.**

**The property comprises:**

Ground Floor: Enclosed Entrance Porch, Entrance Hall, Cloakroom, 21ft Sitting room, Separate Dining room, Well Fitted Kitchen and Utility room.

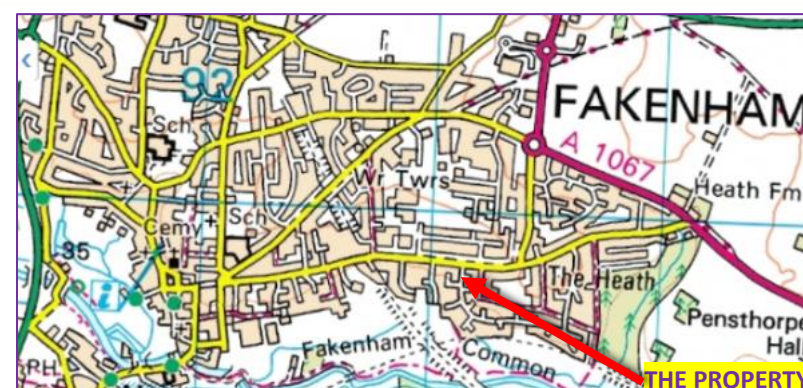
First Floor: Landing, Master Bedroom with En-Suite Shower room, 3 Further Bedrooms and Family Bathroom.

**Outside:** Wide brick weave drive to side offering ample off street parking, Detached Double Garage. Nicely enclosed Garden with Garden Store.

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

**Directions:** From the Town Centre, take Norwich Road, and at ¼ mile turn right, into Valley Way, (The Paddocks development). 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



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**

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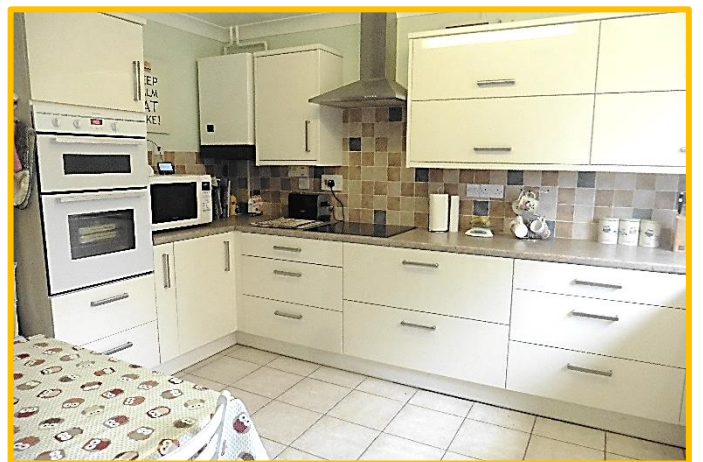
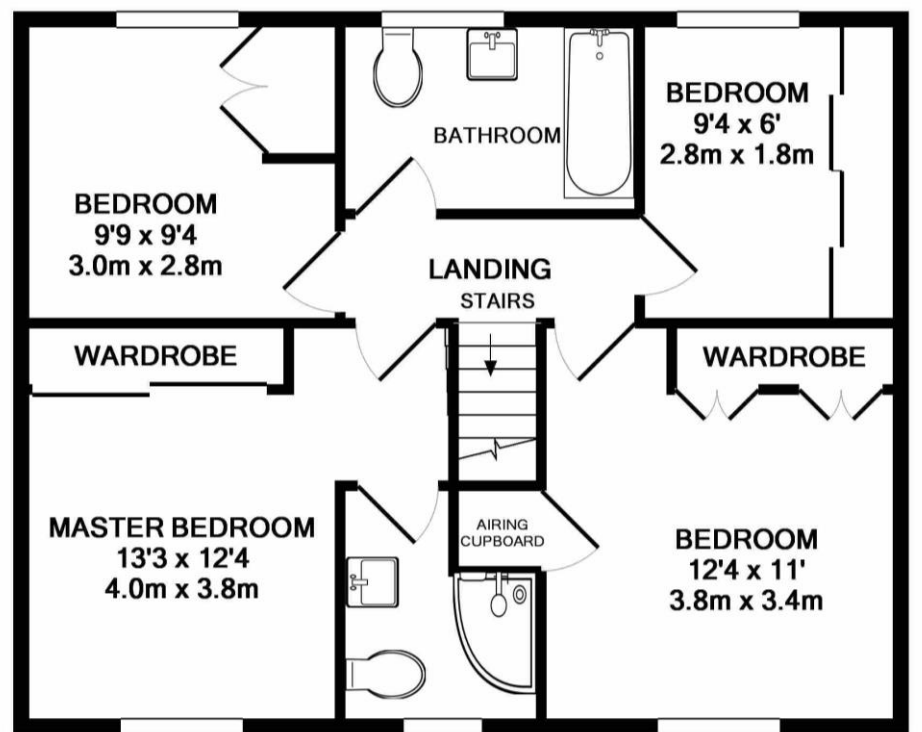
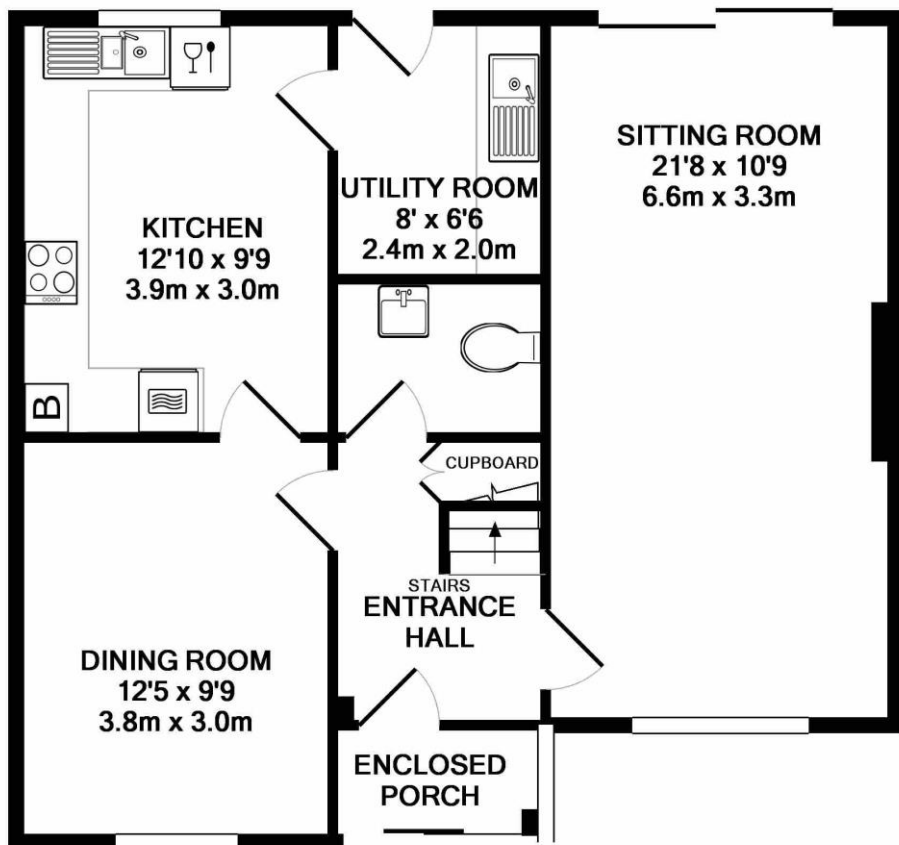
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**Ground Floor:** ½ sliding, double glazed front door to;

**Enclosed Entrance Porch:** with tiled floor, and part glazed door to;

**Entrance Hall:** Under-stairs cupboards.

**Cloakroom:** Low level WC. Pedestal hand basin with mixer tap and tiled splashback. Extractor fan.

**Sitting room:** 21'8" x 10'9", (6.6m x 3.3m). Feature mock fireplace surround with electric flame effect fire. TV point. Telephone point. Vertical window blinds. Double glazed sliding patio doors with fitted vertical blinds to rear garden.

**Dining room:** 12'5" x 9'9", (3.8m x 3.0m). Fitted vertical window blinds. Door to;

**Fitted Kitchen:** 12'10" x 9'9", (3.9m x 3.0m). 1½ bowl sink unit with waste disposal unit, set in fitted work surface with tiled splash-back, and drawers, cupboards and built-in dishwasher under. Integrated "Diplomat" 4 ring electric hob unit with stainless steel extractor hood over. Built-in oven and grill with cupboard over and drawers under. Matching range of wall mounted cupboard units. "Glow-worm" wall fitted gas fired central heating boiler. Tiled floor. Strip lights. Roller blinds. Door to;

**Utility room:** 8'0" x 6'6", (3.4m x 3.0m). Stainless steel sink unit set in fitted work top with tiled splashback, and cupboard, (housing water softener), appliances spaces and plumbing for washing machine under. Tiled floor. Strip light. Half double glazed stable type door to rear garden.

**First Floor:**

**Landing:** Hatch to roof space.

**Master Bedroom:** 13'3" x 12'4", (4.0m x 3.8m).

Fitted double wardrobe cupboard with opaque glass sling doors. Fitted shelf. TV point.

**En-Suite Shower room:** Fully tiled shower cubicle with "Mira" fitted and double, glazed screen doors. Pedestal hand basin with mixer tap and tiled splashback. Low level WC. Extractor fan. Roller blind.

**Bedroom 2:** 12'4" x 11'0", (3.8m x 3.4m). Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Fitted wardrobe cupboards with 2 double doors and central panel with fitted mirror.

**Bedroom 3:** 9'4" x 6'0", (2.8m x 1.8m). Full width range of built-in shelved cupboards with 4 sliding mirror doors. Fitted shelf. Strip lights.

**Bedroom 4:** 9'9" x 9'4", (3.0m x 2.8m). Fitted double wardrobe cupboard. Dimmer switch.

**Half tiled Bathroom:** Panelled bath with tiled surround and "Triton" shower fitting over. Low level WC. Pedestal hand basin.

**Outside:** To the side of the property is a wide brick weave drive offering **ample off-street car parking space**, and a detached, brick and tiled **Double Garage, 17'3" x 15'10"**, (5.2m x 4.8m), with up & over door, concrete floor, fitted shelves, strip lights, power points and personal door. Outside light. Outside tap. Outside power point.

The property stands in a corner plot, with a small shrub garden to the front.

To the rear is a further, well fenced Garden with lawn, paved patio area and flower border. The garden extends to the side where there is a further small lawn, 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, Cromer. Tel: (01263) 513811.

**Tax Band:** "D".

**EPC:** D.

