



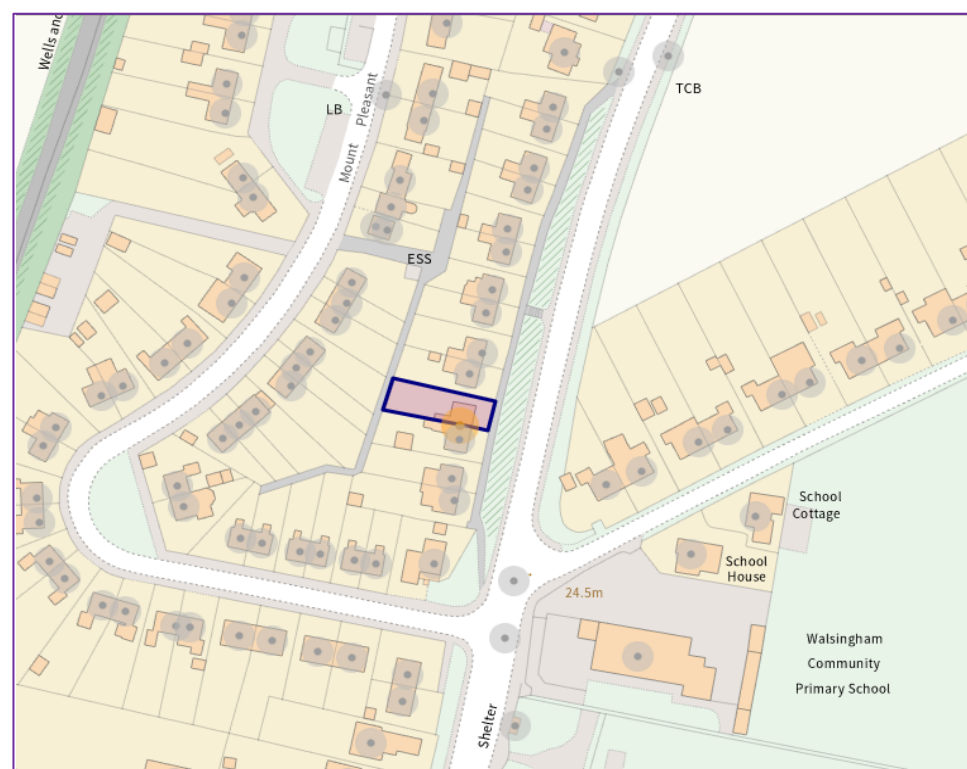
**41 Wells Road,
LITTLE WALSINGHAM.
NR22 6DN.**

**Offers sought in the region of
£240,000**
Freehold.

Deceptively Spacious, semi-detached. ex-Local Authority owned House with centrally heated and double glazed accommodation, including a 22ft Sitting room, 3 Bedrooms and a good sized, well fenced Garden.

The property stands in an elevated position, close to the village Primary School and recreation ground, and is within easy walking distance of Churches, Shrines, Shops, the Wells-Walsingham Light Railway, and open farmland.

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



Location: Little Walsingham is a famed ecclesiastical village in the heart of North Norfolk, and has been a pilgrimage centre since 1061, and there are ruins of an impressive Abbey, shrines and Churches of note. There is a good range of facilities in the village, including shops, public houses, "The Shirehall Museum", a public car park, a primary school and a narrow gauge railway to the seaside resort of Wells-next-the-Sea – which was voted as having the "Best Beach in Britain 2016" by readers of the Sunday Times. Further excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, which is 5 miles to the South.

Directions: From the centre of the village take Bridewell Street and at the 'T' junction turn right. Turn left at the next junction into Wells Road, continue past the Primary School, and the property is on the left as marked by a for sale board.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.
Council Tax Band: "B".

EPC: D

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

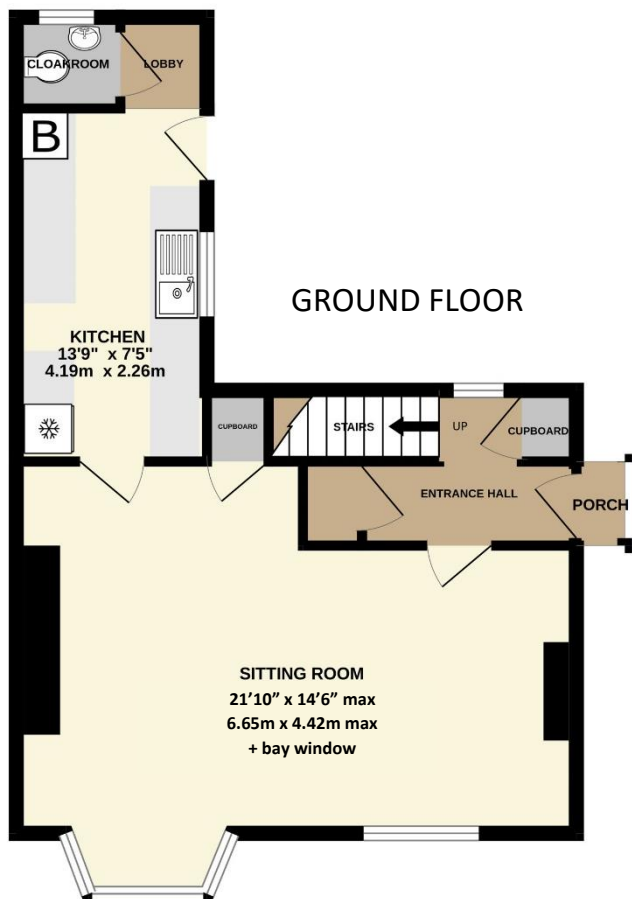
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IMPORTANT NOTICE:

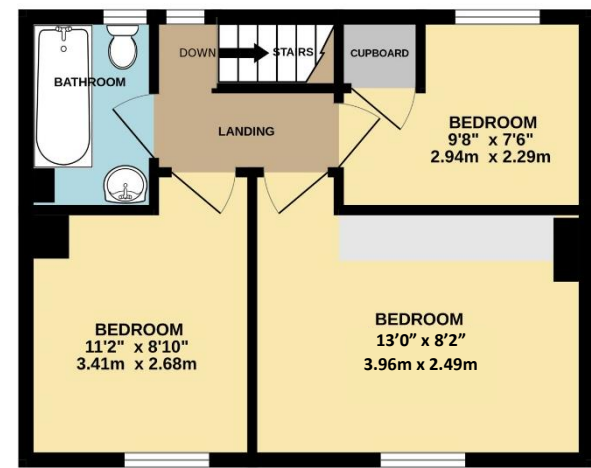
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They do not constitute part of an offer or contract.

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.



Note: This is an ex-Local Authority owned House, and as such has a restriction that buyers must have lived and/or worked in Norfolk for at least the last 3 years.



FIRST FLOOR



Ground Floor:

Canopy Entrance Porch: Part double glazed door to;

Entrance Hall: Airing cupboard with radiator and slatted shelving. Further fitted cupboard with fitted shelves.

Sitting room: 21'10" x 14'6", (6.7m x 4.4m) max + double glazed bay window with fitted vertical blinds. Further double glazed window with vertical blinds. 4 recesses with ceiling recessed spot lights. Understairs cupboard. Coved ceiling.

Fully tiled Kitchen: 13'9" x 7'5", (4.2m x 2.3m). Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Fitted work top with refrigerator and cupboards under. Further fitted work top with cupboards and oil fired central heating boiler under. Range of wall mounted cupboard units with concealed lighting under. Fitted cooker hood. Extractor fan. Spotlights. Coved ceiling. Half double glazed door outside.

Fully tiled Lobby: with spotlights and coved ceiling, leading to;

Fully tiled Cloakroom: Low level WC. Hand basin. Venetian blind. Coved ceiling.

First Floor:

Landing: Hatch to roof space. Coved ceiling. Roller blind.

Bedroom 1: 13'0" x 8'2", (4.0m x 2.5m). Fitted range of triple wardrobe cupboards with sliding doors, (one mirror fronted). Coved ceiling. Roller blind.

Bedroom 2: 11'2" x 8'10", (3.4m x 2.7m). TV point. Coved ceiling.

Bedroom 3: 9'8" x 7'6", (2.9m x 2.3m) max. Shelves over stairs cupboard. Coved ceiling.

Fully tiled Bathroom: White suite of panelled bath, pedestal hand basin and low level WC. "Xpelair" extractor fan. Roller blind.

Outside: To the front of the property is a gravelled garden with shrub bed. A concrete path leads to the side of the house, and then to the rear where there is a good sized, well fenced garden with concrete and paved paths, a lawn, paved patio area and kitchen garden area. Within the garden is an aluminium framed Greenhouse, 8'0" x 6'0", and 3 timber and felt roofed Garden Stores, 8'0" x 6'0", 7'0" x 6'0" and 6'0" x 6'0".

A pedestrian gate at the end of the garden gives shared access around the adjoining properties. (Unrestricted parking is available on Wells Road – subject to availability).

Services: Mains water, electricity and drainage are connected to the property.

