



**9 Driftlands,
FAKENHAM.**

NR21 8EB.

£230,000

Freehold

Modern, detached Bungalow with gas centrally heated and double glazed, 3 bedroomed accommodation, garage, ample parking space and well fenced garden.

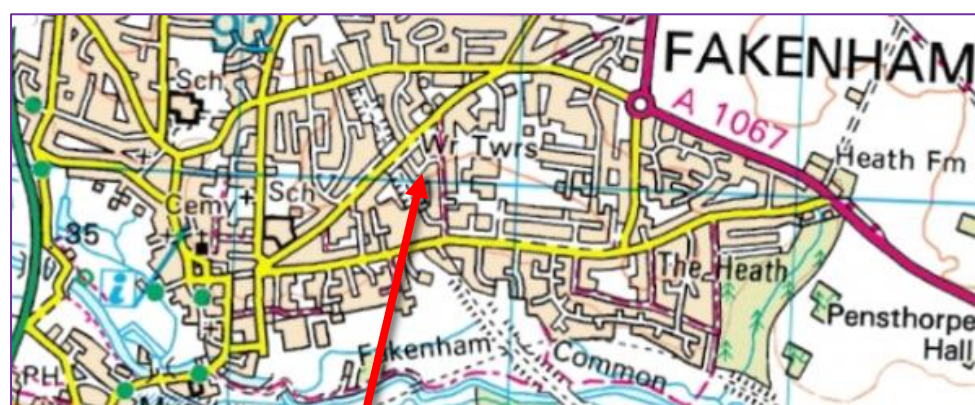
The property is set in a sought-after cul-de-sac development, about ¼ mile from the Town Centre.

The accommodation comprises:
Hall, Spacious Sitting room, Fitted Kitchen, Conservatory, 3 Bedrooms and Shower room. Outside there is a long driveway offering ample off street parking, garage, lawned front garden, and further well enclosed garden with lawn and garden store, to the rear.

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

Directions: From the Town Centre, take Norwich Road, and at 1/3rd mile, turn left into The Drift. Continue up the hill, and turn left into Driftlands. The property is on the left, 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.



THE PROPERTY

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.

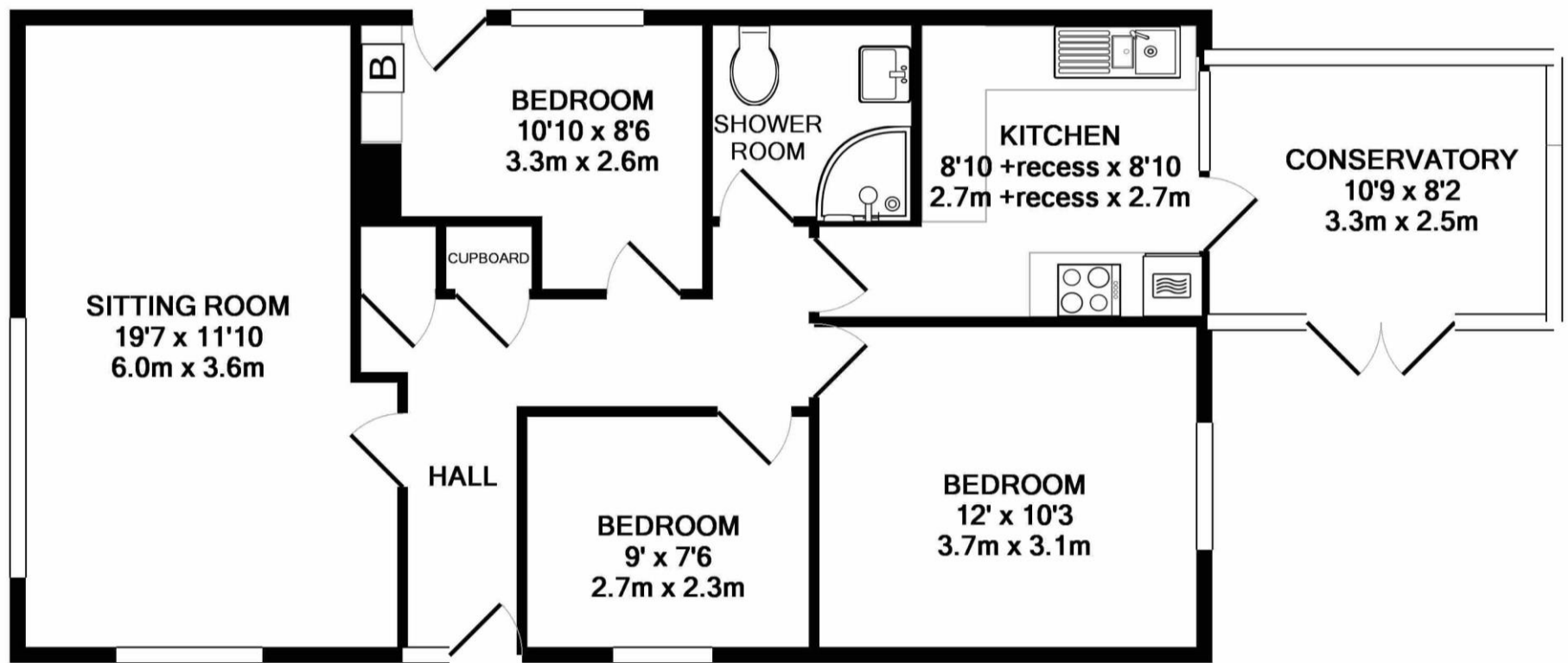
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Double glazed door to;

Entrance Hall: Built-in airing cupboard with radiator and slatted shelving. Adjoining cupboard with slatted shelves. Hatch to roof space.

Sitting room: 19'7" x 11'10", (6.0m x 3.6m) max.
A double aspect room with TV point and telephone point.

Kitchen: 8'10" x 8'10", (2.7m x 2.7m) + door recess.
1½ bowl stainless steel sink unit with pedestal mixer tap set in fitted work surface with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, drawers, shelves and cupboard under, and built-in "Diplomat" 4 ring electric hob unit with stainless steel recirculating hood over. "Indesit" eye-level double oven with cupboard over and under. Matching range of wall mounted cupboard units with concealed lighting under. Fitted shelves. Tiled floor. Strip light. Double glazed door to;

Conservatory: 10'9" x 8'2", (3.3m x 2.5m).
Double glazed roof. Laminate floor. 2 wall lights. Twin double glazed doors to rear garden.

Bedroom 1: 12'0" x 10'3", (3.7m x 3.1m).
Fitted roller blind.

Bedroom 2: 9'0" x 7'6", (2.7m x 2.3m).
Fitted roller blind.

Bedroom 3: 10'10" x 8'6", (3.3m x 2.6m) max.
"Vaillant" wall mounted gas fired Combi central heating boiler. With shelf and cupboards under. Fitted wall cupboards. Fitted vertical blinds. Telephone point. Half double glazed door to outside.

Fully tiled Shower room:
Shower cubicle with sliding, glass screen doors and "Triton" shower fitting. Low level WC. Pedestal hand basin with mixer tap. Heated towel rail. Wall fitted mirror. Tiled floor. Ceiling recessed spotlights.

Outside:
To the front of the property is a lawned garden with gravelled rose border.

A long driveway offering ample off street parking, leads to a semi-detached, brick and built-up felt, flat roofed **Garage, 15'10" x 8'5", (4.8m x 2.5m)**, with electric up & over door, concrete floor, strip lighting, power points and personal door.

To the rear is a well fenced Garden with lawn, paved patio area, gravelled borders and a timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, with adjoining covered bin store.

Services:
All mains services are connected to the property.

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

Tax Band: "C".

