



NO ONWARD CHAIN

**8 Sheldrake Close,
FAKENHAM.**

NR21 8ND.

£210,000

Freehold

Modern, link-detached Bungalow with gas centrally heated and double glazed, 2 bed-roomed accommodation, garage, and good sized, well fenced garden.

The property is set in a sought-after cul-de-sac development, about 1¼ mile from the Town Centre.

The accommodation comprises:

Enclosed Entrance Porch, Entrance Hall, Sitting room with living flame gas fire, Fitted Kitchen, 2 Bedrooms and Bathroom.

Outside there is a driveway offering car parking space, and leading to an attached garage.

Lawned front garden. Further good sized garden laid mainly to lawn, 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 mile turn left into Smiths Lane. Turn right into Gwyn Crescent, take the first turning on the left into Sheldrake Close, and the property is 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

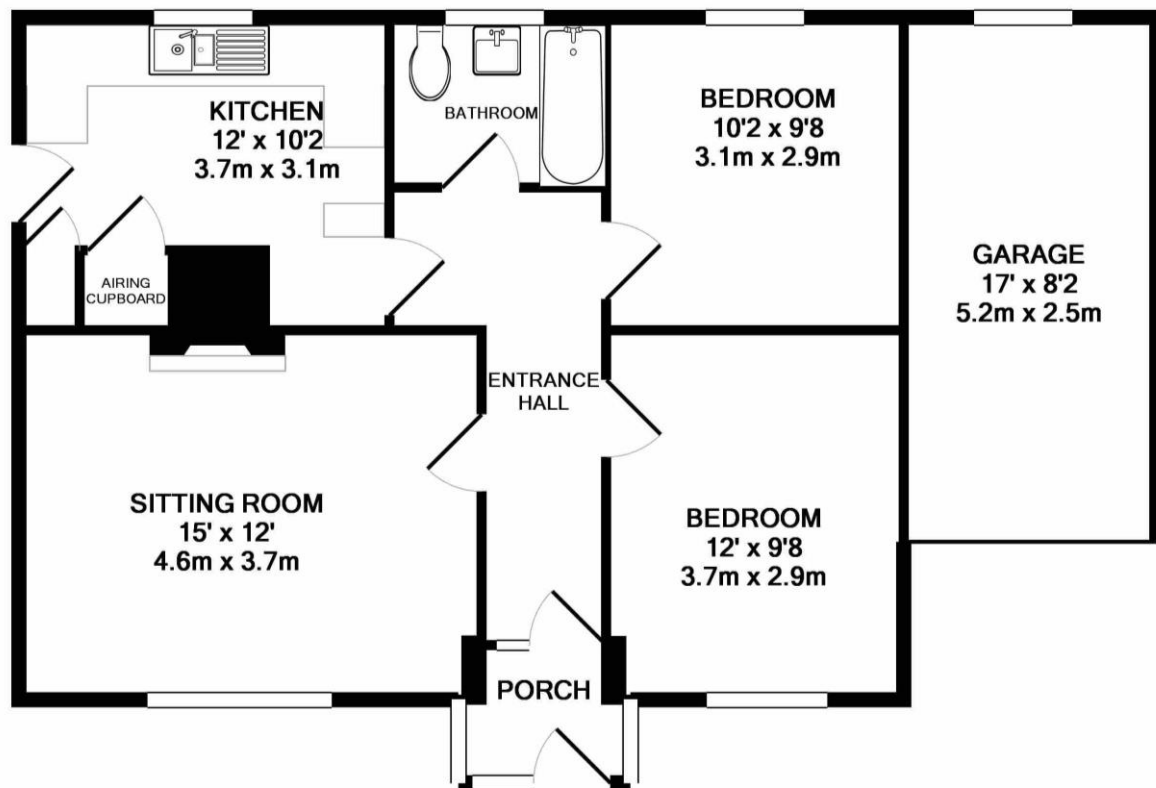
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Part double glazed door to;

Enclosed Entrance Porch:

Coved ceiling. Half glazed door to;

Entrance Hall:

Hatch to roof space. Telephone point. Coved and artexed ceiling.

Sitting room: 15'0" x 12'0", (4.6m x 3.7m).

Living flame gas fire with marble and timber surround, mantle shelf and matching hearth. TV point. Vertical window blinds. Coved and artexed ceiling.

Kitchen: 12'0" x 10'2", (3.7m x 3.1m).

1½ bowl stainless steel sink unit with mixer tap set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Fitted shelf with further shelves under. Matching range of wall mounted cupboard units. Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Adjoining shelved larder cupboard. "Xpelair" recirculating hood. Coved and artexed ceiling. Half double glazed door to outside.

Bedroom 1: 12'0" x 9'8", (3.7m x 2.9m).

Fitted vertical blinds. Coved and artexed ceiling.

Bedroom 2: 10'2" x 9'8", (3.1m x 2.9m).

Fitted vertical blinds. Coved and artexed ceiling.

Bathroom:

Panelled bath with mixer/shower fitting over, and tiled surround. Pedestal hand basin with tiled splashback. Low level WC. Roller blind. Coved and artexed ceiling.

Outside:

To the front of the property is a lawned garden with flower border, and concrete path leading to the front door.

Twin concrete runways which provide **off street parking** lead off the cul-de-sac, to an attached, brick and tiled **Garage, 17'0" x 8'2", (5.2m x 2.5m)**, with up & over door, concrete floor, strip lighting and power points.

To the rear is a wide paved patio area, with timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**. Beyond is a good sized, well fenced Garden laid mainly to lawn, with flower and shrub borders.

Outside light. Outside tap. Extendable sun blind over kitchen window.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "C".

EPC: D.

