



**1 Dereham Road,
PUDDING NORTON.
NR21 7NA.**

**Offers in excess of
£325,000**
Freehold

Spacious, Individual, detached Chalet Bungalow with gas centrally heated and double glazed accommodation, including a 28ft Sitting/dining room, large kitchen/breakfast room, 4 Bedrooms and 5th Bedroom/First floor Lounge offering views over farmland and Race Course Grounds.

The property is set in a good sized, well tended garden extending to about ¼ ACRE (stms) with ample off road parking, and a useful range of buildings, including a Workshop, Garage, Sheds and Stores.

The property is located about 1 mile from Fakenham Town Centre, and is within easy walking distance of open farmland, the golf course, racecourse, and the River Wensum.

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

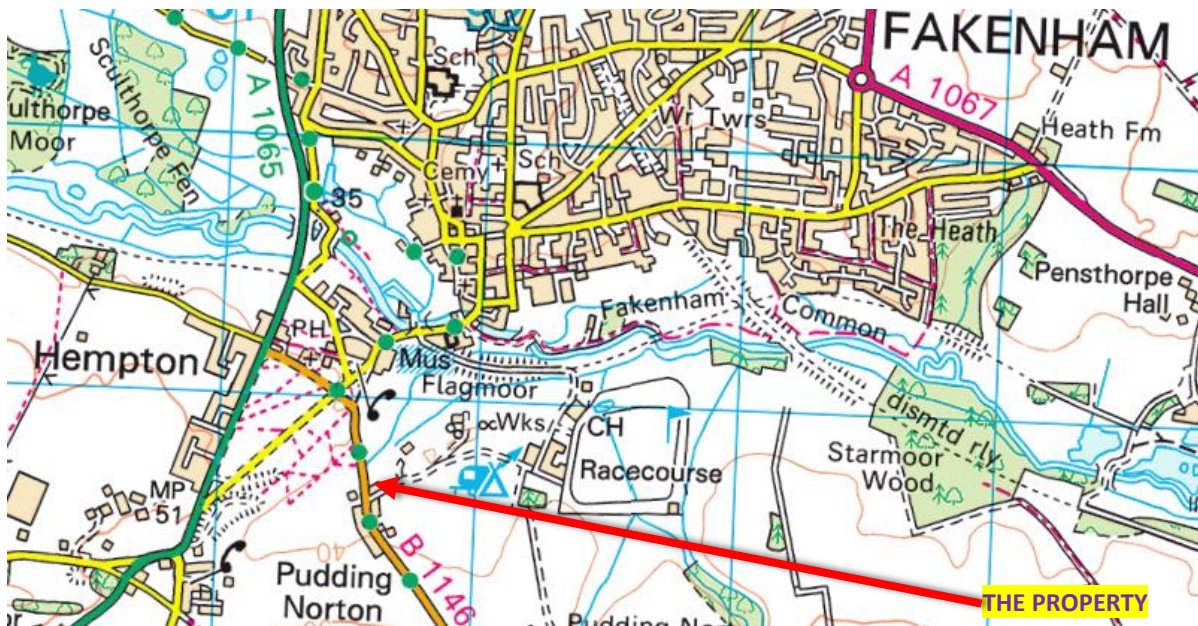
Directions: From Fakenham Town Centre, take Bridge Street, continue straight over the mini-roundabout and bridge, and proceed into Hempton. Turn left at the crossroads, onto the B.1146, as signposted Dereham, and the property is on the left, just after the entrance to the Racecourse, as marked by a for sale board.

Location: Pudding Norton is a small hamlet on the Southern outskirts of Fakenham Market Town, about 12 miles from the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours. Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. Fakenham itself 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.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council. Cromer. Tel: (01263) 513811. **Tax Band:** D.

EPC: TBA.



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

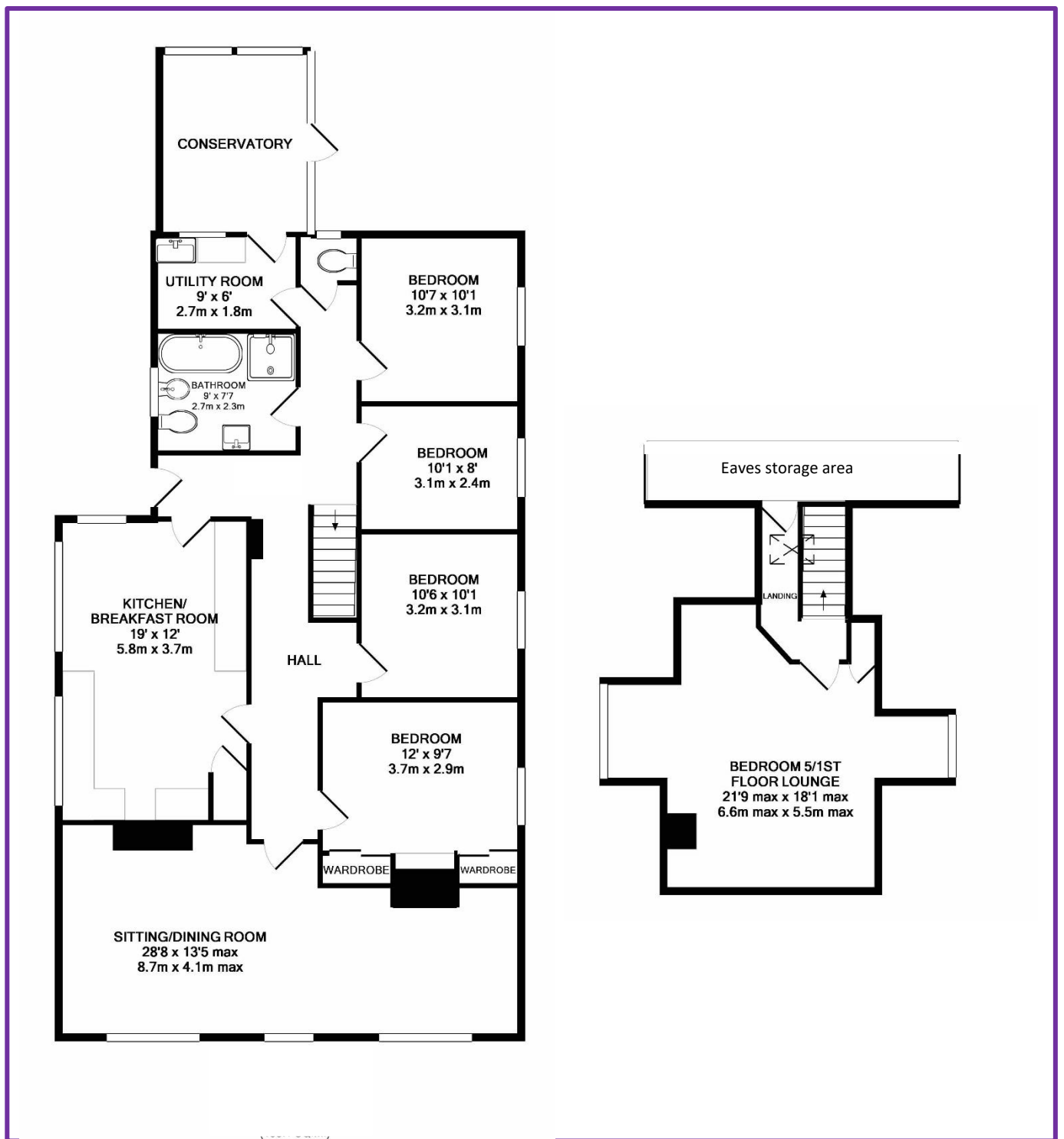
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Ground Floor: Double glazed door to;

Entrance Hall: Fitted shelf. Spotlights. Leading to; **Inner Hall** with further fitted shelves, telephone point and staircase to first floor.

Sitting room: 28'8" x 13'5", (8.7m x 4.1m) max. Fireplace with wood burning stove and tiled hearth. Fitted cupboard to side, with shelves over. Further fireplace with living flame gas fire, tiled hearth and fitted shelves to side. 2 TV points. Vertical window blinds.

Kitchen/Breakfast room: 19'0" x 12'0", (5.8m x 3.7m). 1/2 bowl sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers and cupboards under. Fitted work top with tiled splashback, and drawers and appliance space under. Island worktop with drawers, cupboards and fitted shelving under. Further fitted work top with drawers and cupboards under, and adjoining tall cupboard units. Range of wall mounted cupboards. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. "Ideal" wall mounted, gas fired central heating boiler. Night storage heater. Extractor fan. Strip lights. Roller blinds. Half glazed doors to entrance hall and inner hall.

Bedroom 1: 12'0" x 9'7", (3.7m x 2.9m). Twin built-in double wardrobe cupboard with mirror sliding doors and central vanity shelf.

Bedroom 2: 10'6" x 10'1", (3.2m x 3.1m). Spot lights. Roller blind.

Bedroom 3: 10'1" x 8'0", (3.1m x 2.4m).

Bedroom 4: 10'7" x 10'1", (3.2m x 3.1m).

Half tiled Bathroom: Panelled bath with tiled shelf to side with cupboard under. Tiled shower cubicle with "Mira" fitting and glass screen door. Bidet. Low level WC. Pedestal hand basin. "Dimplex" wall mounted electric convector heater. Extractor fan. Ceiling recessed spot lights and 2 wall lights.

Separate WC:

Utility room: 9'0" x 6'0", (2.7m x 1.8m).

Deep sink and adjoining work top with tiled splashback, and drawers and cupboard under. Appliance space with plumbing for automatic washing machine. Fitted shelf. Timber panelled ceiling. Strip light. Glazed door to;

Conservatory: 11'6" x 9'9", (3.5m x 2.9m).

A double aspect room with double glazed windows overlooking the garden, and double glazed door to patio area. Polycarbonate roof. Gas fired room heater. Extractor fan.

First Floor:

Small Landing: Velux roof light. Low door to Eaves storage space with strip lighting. Half glazed door to;

Bedroom 5/Lounge/Study: 21'9" x 18'1", (6.6m x 5.5m) max. Double glazed widows to North with fitted roller blind, and views over Race Course Grounds. Double glazed windows to South with open farmland views. Built-in cupboard. Small access to eaves store. Stripped timber floor. TV point.

Outside: A drive providing ample parking space for 2/3 cars leads from the road to a detached timber and felt roofed **Garage**, 17'9" x 10'0", (5.4m x 3.0m), with electric up & over door, electric points, and double doors to rear.

To the front of the property is a wide paved area with well stocked flower and shrub borders, screened from the road by a mature beech and ivy hedge. A paved path with flower and shrub beds to the side, leads to a further patio area and the front door.

Immediately to the rear is a paved terrace with water feature, and timber and felt roofed **Shed**, 6'0" x 6'0", (1.8m x 1.8m), and to the side is an open storage area and **wood drying stores**.

Useful **Portakabin/Workshop**, 32'0" x 9'8", (9.7m x 2.9m), (requiring repair), with fitted work bench and electrical connection.

Within the Gardens, which are a feature of the property and are laid mainly to lawn with a variety of well stocked flower and shrub beds and trees, is an aluminium framed **Greenhouse**, 20'0" x 10'0", (6.0m x 3.0m), and an **open fronted Wood Store**, 27'9" x 15'0", (8.4m x 4.5m) ave

