



159 Norwich Road, FAKENHAM.

NR21 8JA.

OFFERS SOUGHT IN THE REGION OF
£350,000

Freehold

South-facing, detached Bungalow Residence with recently completely refurbished, extended and immaculately presented accommodation. The property benefits from 3 bedrooms, a new gas fired central heating system, double glazing, ample off street parking, garage and attractive, well fenced Gardens.

The property is in a popular residential area, about ¼ mile from the Town Centre.

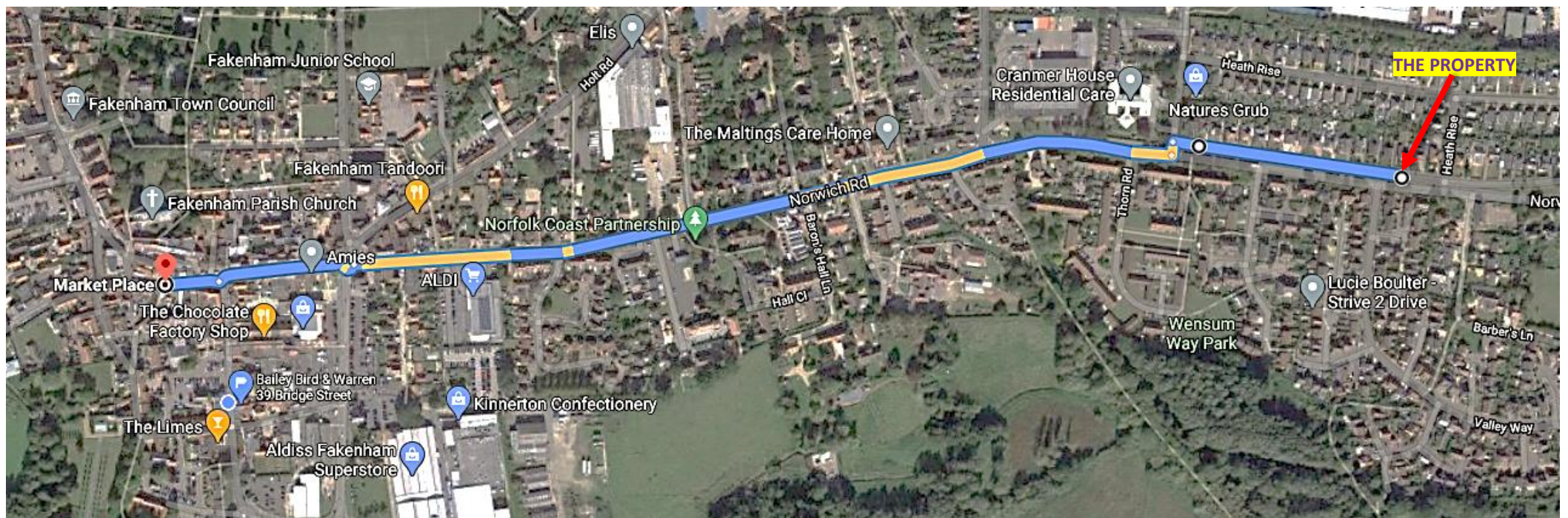
The property comprises: Recessed Entrance Porch, Entrance Hall with deep store cupboard, South-facing Sitting room, Well Fitted Kitchen/Dining room (with built-in appliances), 3 Bedrooms and Bathroom with new 4 piece suite.

Outside: Gravelled drive and ample car parking space. Garage. Good sized, well fenced Gardens.

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, (just after the Cranmer House Residential Care Home), turn left, then immediately right onto a service road running parallel to Norwich Road, 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.



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

Tel: 01328 864763.

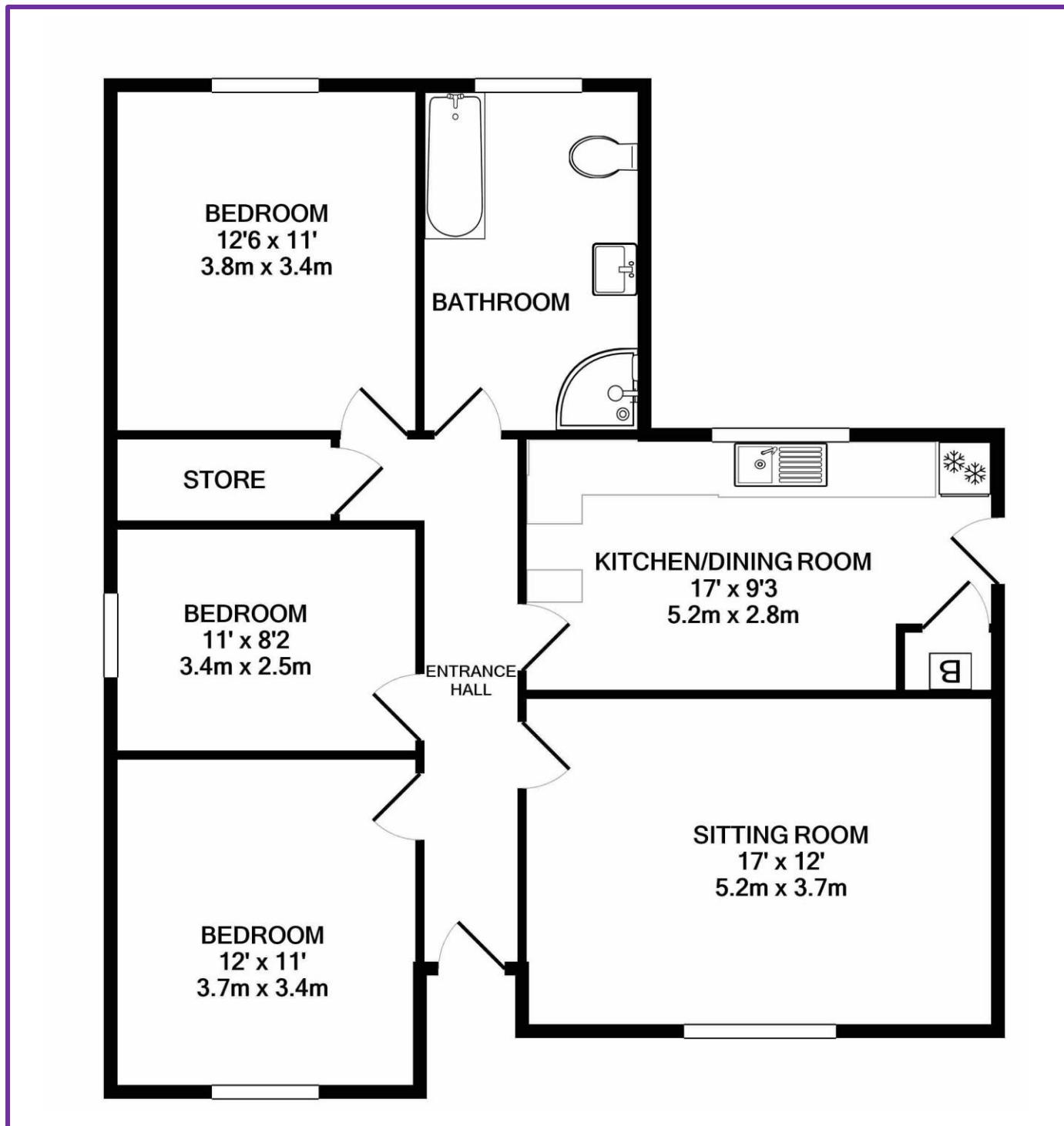
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Enclosed Entrance Porch: with half double glazed door to;

Entrance Hall: Deep storage cupboard with power point – (potential for conversion to provide an en-suite to the Master Bedroom). Hatch to roof space.

Sitting room: 17'0" x 12'0", (5.2m x 3.7m), with South-facing picture window. TV point. Telephone point.

Kitchen/Dining room: 17'0" x 9'3", (5.2m x 2.8m). Recently completely refitted to a high standard with ceramic sink unit with mixer tap, set in fitted work surface with drawers and cupboards under. Appliance space with plumbing for dishwasher. Matching range of wall mounted cupboard units and built-in fridge/ freezer. Built-in cupboard with further appliance space, plumbing for washing machine, and new "Baxi" wall mounted, gas fired Combi central heating boiler. Stainless steel & glazed extractor hood. Spotlights. Roller blinds. Half double glazed door to outside.

Master Bedroom: 12'6" x 11'0", (3.8m x 3.4m).

Bedroom 2: 12'0" x 11'0", (3.7m x 3.4m).

Bedroom 3: 11'0" x 8'2", (3.4m x 2.5m).

New Bathroom:

Panelled bath with mixer tap/shower fitting over, and tiled surround. Pedestal hand basin with mixer tap and tiled splashback. Low level WC. Fully tiled shower cubicle with glass screen door. Extractor fan.

Outside:

A gravelled drive leads off the service road to a turning area providing **ample car parking space**. To the front is a South-facing lawned garden with well stocked shrub borders.

A 5 bar gate to the side of the property leads to a gravelled drive (providing further parking space), and then to a detached brick built **Garage, 14'9" x 8'3", (4.4m x 2.5m)**, with twin fibre glass entrance doors, and adjoining **Store, 14'9" x 2'3", (4.4m x 0.6m)**.

To the rear of the property is a very attractive, well fenced Garden, laid mainly to lawn with flower and shrub borders and a gravelled path leading to a small Wendy House/kennel.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "C".

EPC: D – (rated prior to renovation).

VP – photographs provided by Vendor, September, 2020.

