Bailey Bird & Warren Independent Estate Agents & Surveyors









24 Clarendon Road, FAKENHAM.

NR21 9HG.

OFFERS SOUGHT IN THE REGION OF £235,000

Freehold

Deceptively Spacious, semi-detached, modern House, with extended, gas centrally heated and double glazed accommodation, including 2/3 reception rooms and 3/4 bedrooms, ample off street parking, and a well fenced, mainly lawned corner plot Garden.

The property is located in a sought-after cul-de-sac, about % mile from the Town Centre.

The property comprises: Ground Floor: Entrance Hall, Sitting room, Well Fitted Kitchen/ Breakfast room, Dining room and Play room/ Study/ Bedroom with En-Suite Shower room. First Floor: Landing, 3 Bedrooms

Outside: Ample Car Parking Space to front. Attractive, well enclosed gardens to the side and rear.

Note: The gas central heating boiler was installed in July 2020, and the double glazed windows were fitted in 2019, and have the remainder of their guarantees

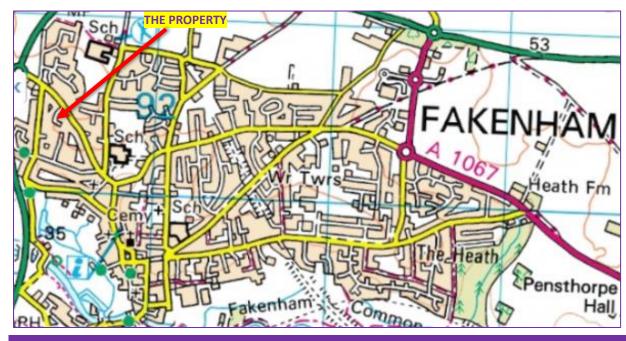
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

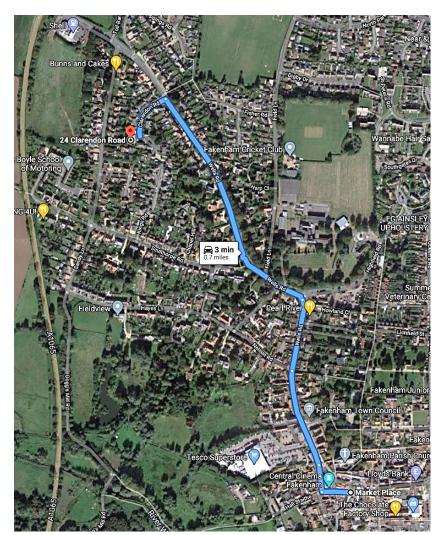
Directions:

From the Town Centre take Oak Street, and turn left at the Wells Road junction. Continue up the hill, and straight over the mini-roundabout. Turn left into Clarendon Road, and the property is on the right.

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.

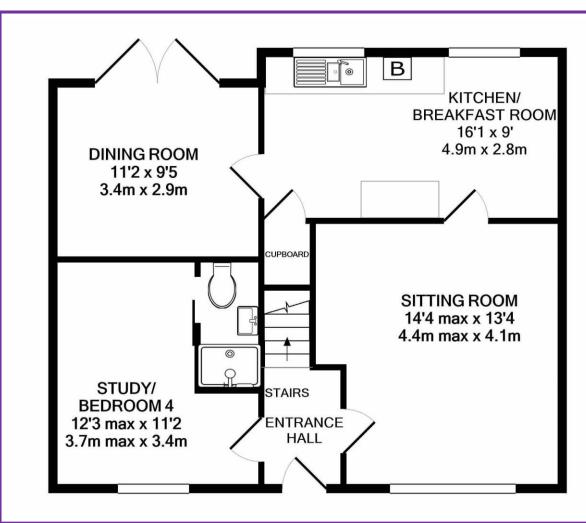


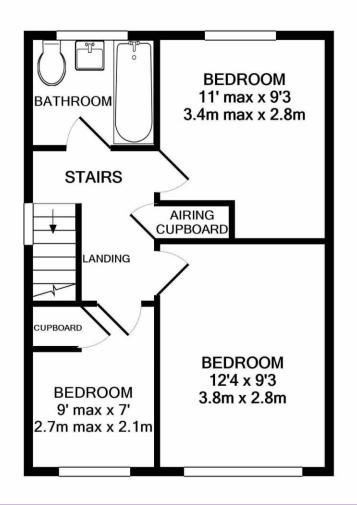


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG. Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Part double glazed front door to;

Entrance Hall:

Telephone point. Staircase to first floor. Door to Play room/Study/Bedroom 4, and glazed door to:

Sitting room: 14'4" x 13'4", (4.4m x 4.1m) max.

Telephone point. TV point. Glazed door to;

Kitchen/Breakfast room: 16'1" x 9'0", (4.9m x 2.8m). 1½ bowl sink unit with pedestal mixer tap, set in fitted work surface with tiled surround, and drawers, cupboards, appliance space and plumbing for washing machine under. "Vaillant" wall mounted gas fired central heating boiler – <u>installed in July 2020.</u> Further fitted work surface with tiled splashback, and cupboards under and adjoining tall cupboard unit. Matching range of wall mounted cupboards. Built-in under-stairs cupboard with electric light. Strip light and further centre lights. Glazed door to;

Dining room: 11'2" x 9'5", (3.4m x 2.9m)

3 double wall lights. Twin double glazed doors to rear garden.

Playroom/Study/Bedroom 4: 12'3" x 11'2", (3.7m x 3.4m) max. Sliding room to;

Fully tiled En-Suite Shower room:

with shower cubicle, hand basin and low level WC.



First Floor:

Landing:

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch with folding aluminium folding loft ladder to part boarded roof space, with electric light.

Bedroom 1: 12'4" x 9'3", (3.8m x 2.8m).

Bedroom 2: 11'0" x 9'3", (3.4m x 2.8m) max.

Bedroom 3: 9'0" x 7'0", (2.7m x 2.1m) max.

Half tiled Bathroom:

Panelled bath with tap fitted shower over. Pedestal hand basin. Low level WC. Heated towel rail.

Outside:

To the front of the property is an ample gravelled and concrete car parking space.

The property stands in a corner plot garden and a pedestrian gate leads from the parking area to the side garden which is well fenced and laid mainly to lawn with attractive flower and rose borders, and shrub beds.

The garden extends to the rear, where there is an aluminium **Garden Store**, **9'0"** x **7'0"**, **(2.7m** x **2.1m)**, further lawn with flower borders, and a hexagonal paved patio area.

Services: All mains services are connected to the property.

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

