



**21a Wells Road,
LITTLE WALSINGHAM.
NR22 6DL.**

£360,000
Freehold

Very well presented, brick & flint faced, semi-detached modern House, with centrally heated and double glazed 3 bedroomed accommodation, double car parking space, and well enclosed Garden.

The property is set in a lightly elevated position opposite the Village Playing Field, and within easy walking distance of the village centre, Churches and Shrine.

Ground Floor: Entrance Lobby, Entrance Hall, Cloakroom, Sitting room, and Well Fitted Kitchen/Dining room (with built-in induction hob, oven, extractor hood, dishwasher & washing machine).

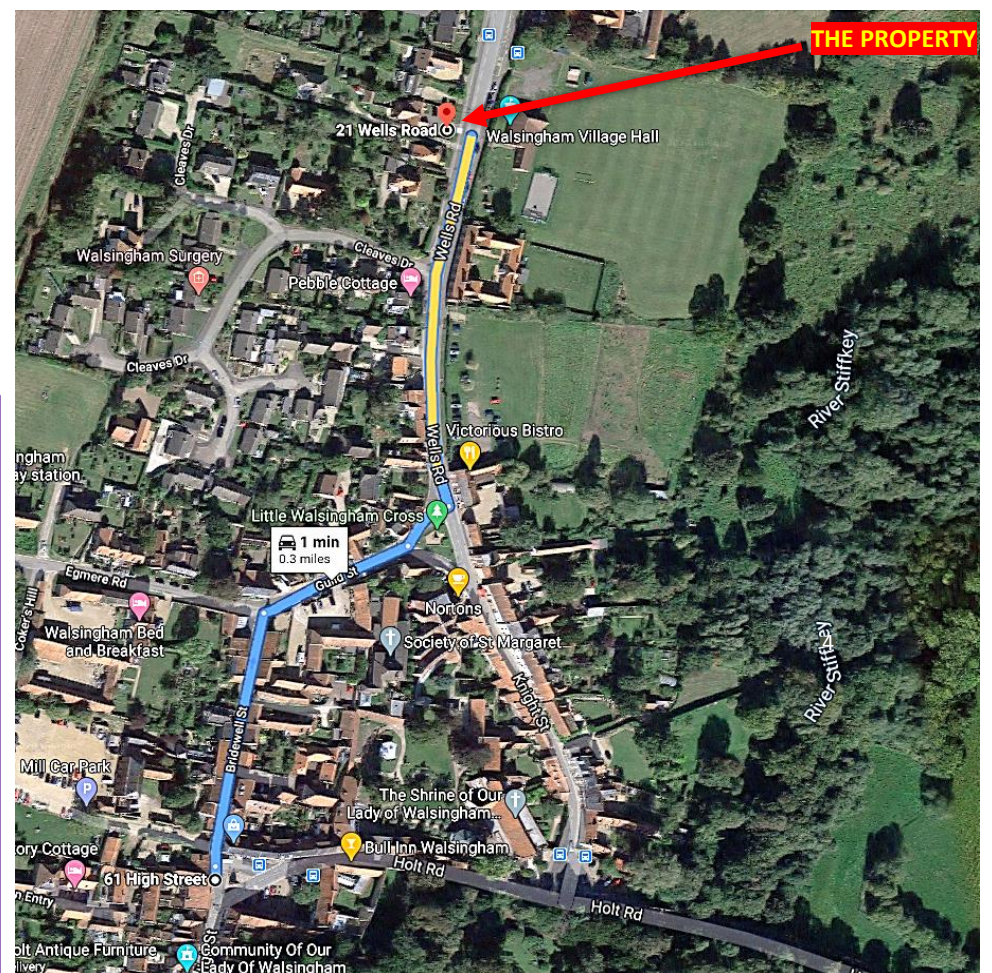
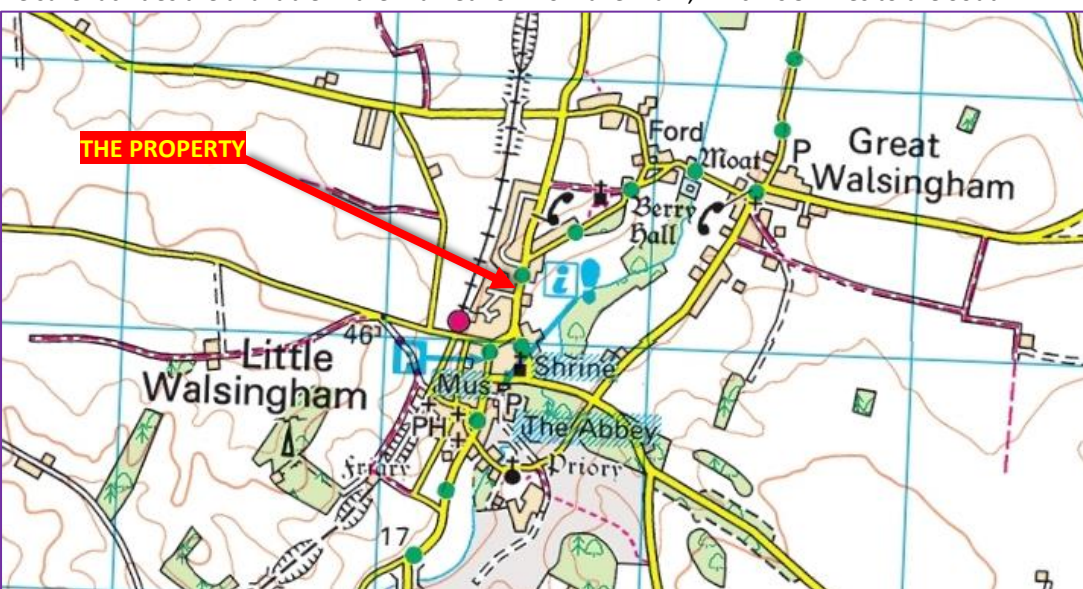
First Floor: Landing, Master Bedroom with En-Suite Shower room, 2 Further Bedrooms, and Family Shower room.

Outside: Ample car parking space. Well tended front Garden. Well enclosed rear Garden with Garden Store.

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

Directions: From the Pump House in the Village Centre, take Bridewell Street and at the 'T' junction turn right. Turn left into Wells Road, and the property is on the left, just after the turning to Cleaves Drive, as marked by a for sale board.

Location: Little Walsingham is a sought after village in the heart of North Norfolk. The village has been a pilgrimage centre since 1061, and there are ruins of an impressive Abbey, shrines and Churches of note. There is a good range of facilities in the village, including shops, public houses, "The Shirehall Museum", a public car park, a primary school and a narrow gauge railway to the seaside resort of Wells-next-the-Sea – which has recently been voted as having the "Best Beach in Britain 2016" by readers of the Sunday Times. Further excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, which is 5 miles to the South.



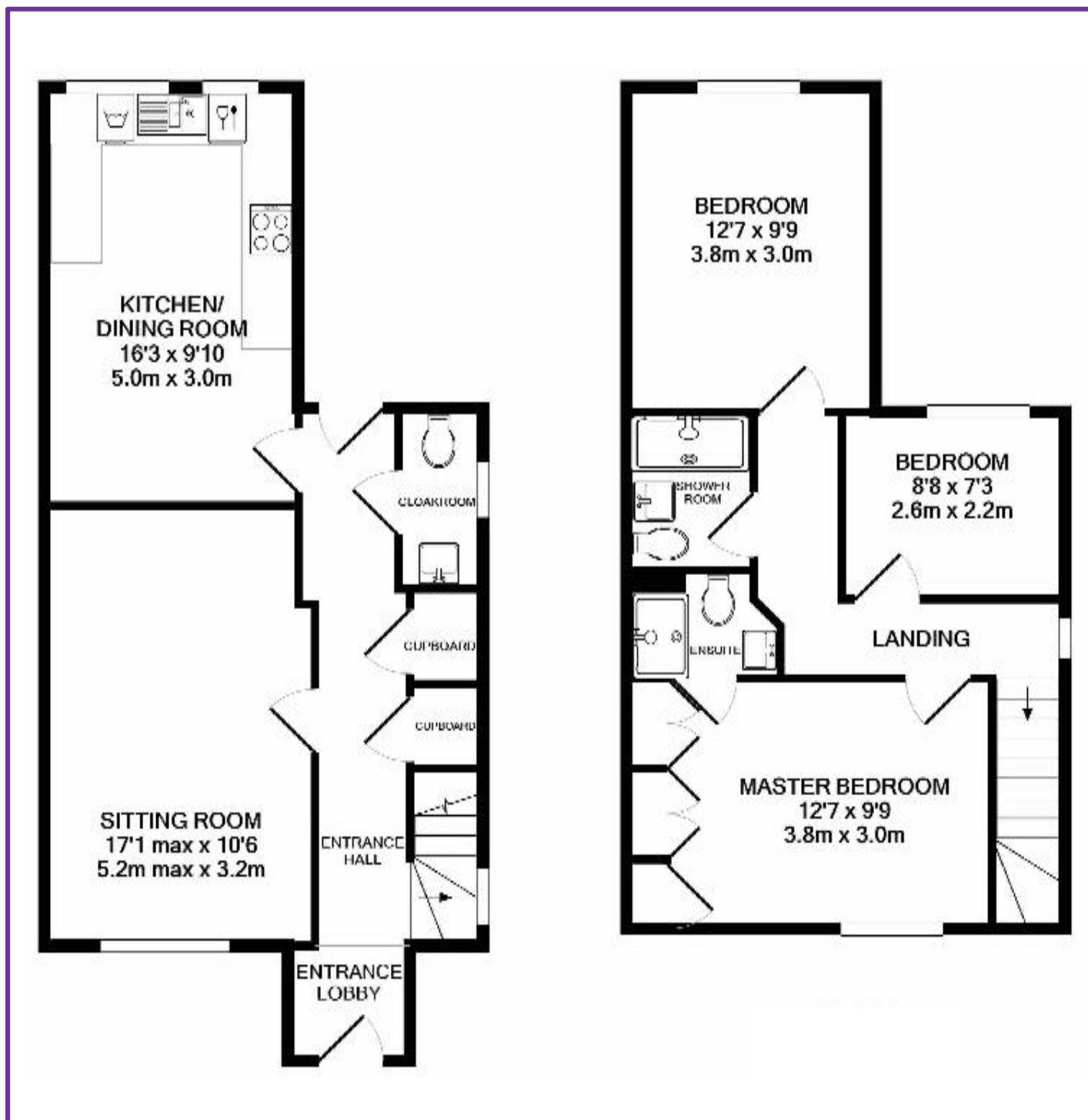
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor:

Half double glazed front door to;

Entrance Lobby:

with ceiling recessed spot light and tiled floor.

Entrance Hall:

Built-in coats cupboard with fitted shelf, hanging rail and electric light. Understairs cupboard. Wood floor. Ceiling recessed spot lights. Half double glazed door to rear garden.

Cloakroom:

Hand basin and low level WC.

Sitting room 17'1" x 10'6" (5.2m x 3.2m).

TV point. Telephone point.

Well fitted Kitchen/Dining room: 16'3" x 9'10", (5.0m x 3.0m).

1½ bowl sink unit with pedestal mixer tap, set in fitted wood work surface with drawers, cupboards, integrated dishwasher, washer/dryer and "Grant" oil fired central heating boiler under. Built-in "Bosch" 4 ring electric induction hob with "Lamona" electric oven under, and extractor hood over. Matching range of wall mounted cupboard units with concealed lighting under. Tiled floor.

First Floor:

Landing:

Hatch to roof space. Fitted roller blind.

Master Bedroom: 12'7" x 9'9", (3.8m x 3.0m).

Built-in range of one single and 2 double wardrobe cupboards. Telephone point. TV point. Window with fitted roller blind overlooking the front garden, and offering views to the Playing Field, beyond.

En-Suite Shower room:

Shower cubicle with sliding glass screen door. Hand basin with tiled splashback, and cupboard under. Low level WC. Extractor fan. Heated towel rail, (by electric or off central heating)

Bedroom 2: 12'7" x 9'9", (3.8m x 3.0m).

TV point. Window with fitted roller blind overlooking rear garden.

Bedroom 3: 8'8" x 7'3", (2.6m x 2.2m)

TV point. Window with fitted roller blind to rear.

Family Shower room:

Full width shower cubicle with glass screen. Hand basin with mixer tap, tiled splashback and mirror over; cupboard under. Low level WC. Extractor fan. Heated towel rail. Shaver point. Spot lights.

Outside:

A pair of 5 bar gates leads from the road to a shared entrance drive and turning area, and then to a **double car parking space**.

To the front of the property is a small garden area with lawn, flower and shrub border and 3 olive trees.

Immediately to the rear is a paved patio area with steps leading up to a well enclosed garden with lawns, flower borders and a timber and felt roofed **Garden Store, 10'0" x 6'0", (3.2m x 1.8m).**

Services:

Mains water, electricity and drainage are connected to the property.

District Authority:

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

EPC: TBA.

