



**Apple Green,
4 St Giles Road,
SWANTON NOVERS.
NR24 2RB.**

**Offers sought in excess of
£300,000
Freehold**

Individual, detached, modern style Bungalow with deceptively spacious accommodation having oil fired central heating and sealed unit double glazing throughout.

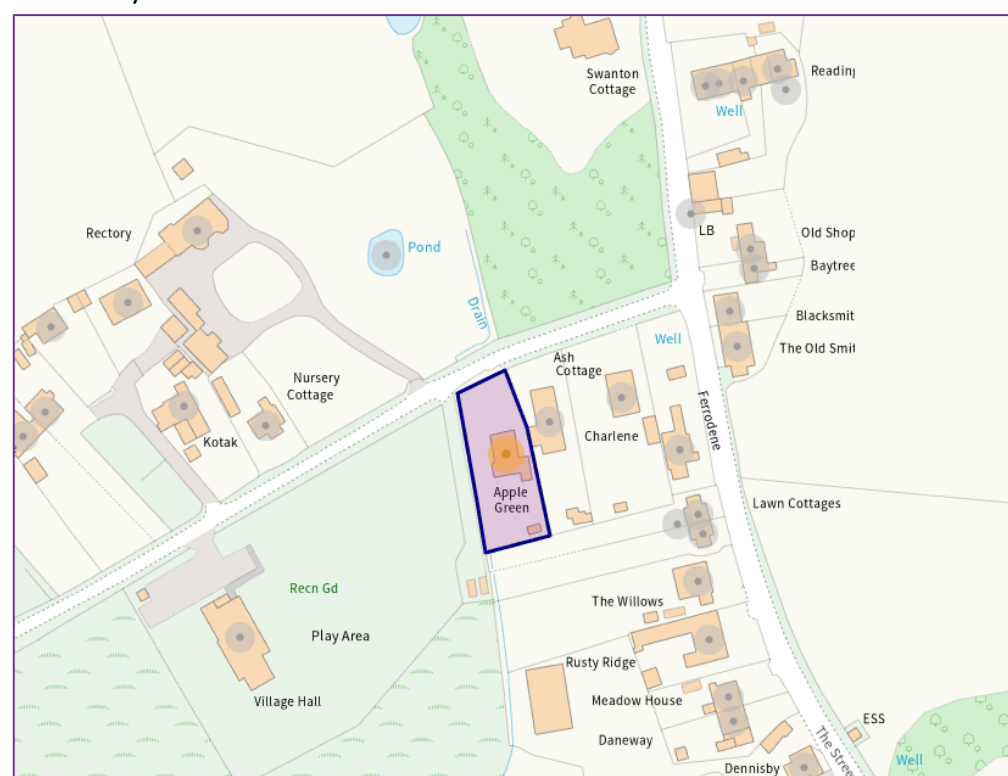
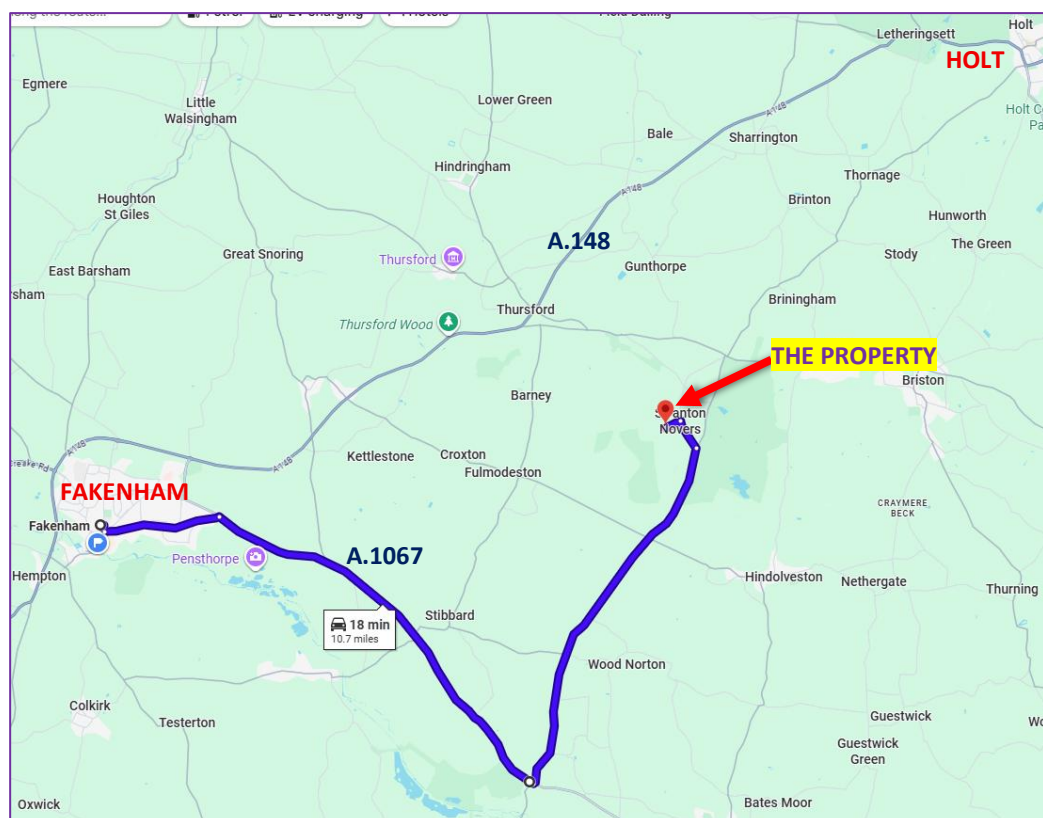
The property is set back from the road within its own well enclosed, gated gardens which extend, in all, to about ¼ acre (stms), together with ample parking space and a useful garage/store.

NO ONWARD CHAIN

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

Directions: From Fakenham take the A.1067 Norwich Road, and proceed for 6 miles into Guist. Turn left by the clock tower onto the B.1110 as signposted Holt, and continue for a further 4 miles. Bear left as signposted Swanton Novers and turn left onto St Giles Road, as signposted "Village Hall". The property is on the left as marked by a for sale board.

Swanton Novers is a small rural village, in the heart of North Norfolk, between the Market Towns of Fakenham and Holt. There are ancient woodlands nearby, some of which are managed by English Nature, forming one of the Country's most important woodland reserves. Fakenham has a wide range of shopping, educational and sporting facilities, (including a National Hunt racecourse), and the Georgian Town of Holt offers a unique range of shops, and a steam railway to the Coastal resorts of Sheringham & Cromer. There is an onward rail link from Cromer to the City of Norwich.



**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:

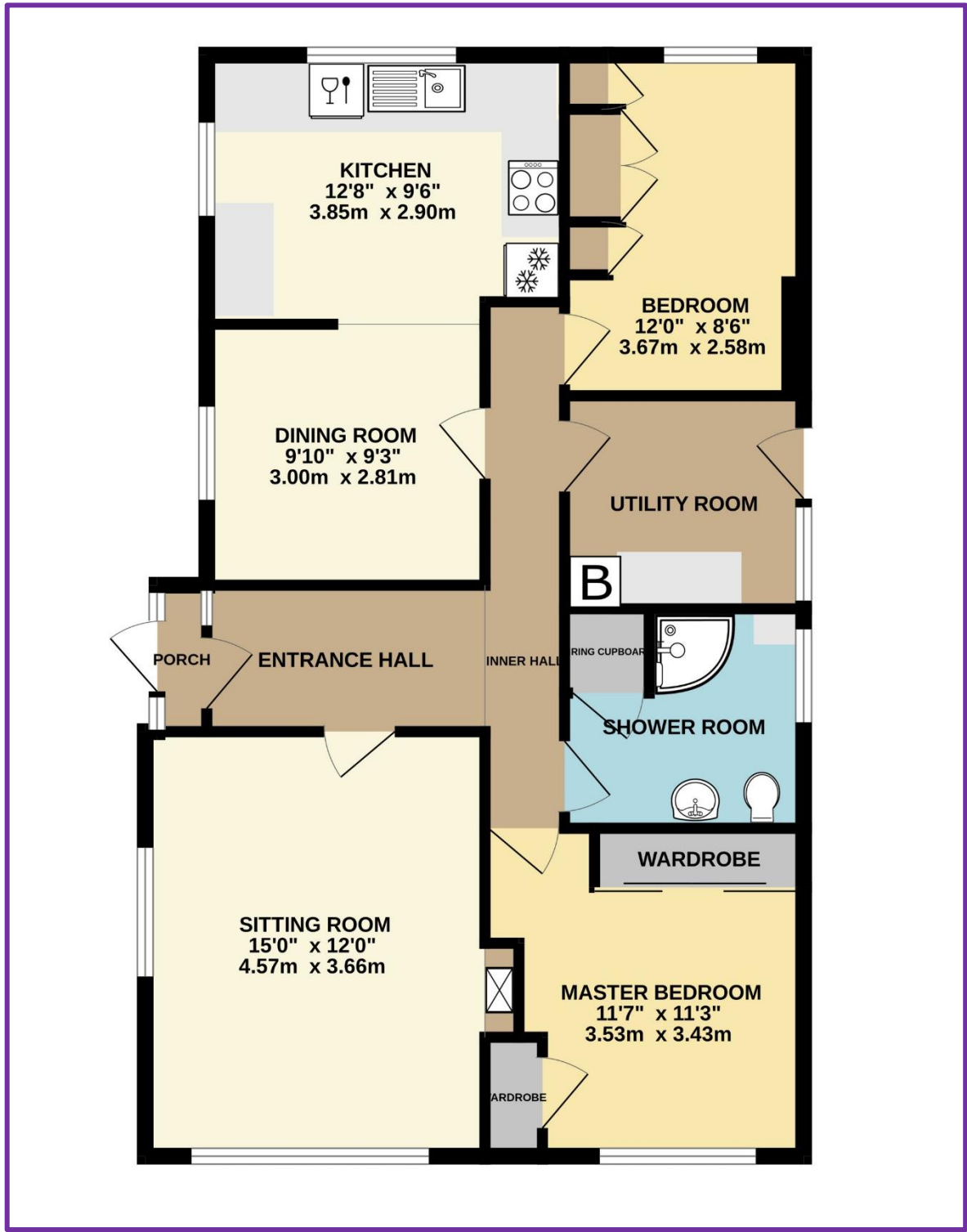
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They do not constitute part of an offer or contract.

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Regulated by





Double glazed door to;

Side Enclosed Entrance Porch: with lantern light and double glazed door to;

Wide Entrance Hall: Ceiling recessed spotlights. Telephone point.

Sitting room: 15'0" x 12'0", (4.6m x 3.7m). A double aspect room with South-facing window overlooking the rear garden. Recessed wood burner with tiled hearth. Fitted book shelves. TV point. Dimmer switch.

Dining room: 9'10" x 9'3", (3.0m x 2.8m). Through to

Fitted Kitchen: 12'8" x 9'6", (3.9m x 2.9m) max. Sink unit with mixer tap set in fitted work surface with drawers, cupboards and dishwasher under. Built-in 4 ring electric hob unit, with "Stoves" double oven under, and stainless steel extractor hood over. Adjoining built-in refrigerator. Matching range of wall mounted cupboard units. Further fitted work top with drawer and cupboards under, and adjoining tall cupboard.

Inner Hall: Hatch to roof space. Ceiling recessed spotlights.

Master Bedroom: 12'0" x 11'4", (3.5m x 3.4m) max. Built-in shelved cupboard with cupboard over. Further fitted wardrobes and storage cupboards with sliding door. Ceiling recessed spotlights. Telephone point. Vertical blind.

Fully tiled Shower room: Shower cubicle with "Aqualisa" fitting and glass screen door. Hand basin with mixer tap. Low level WC. Airing cupboard with factory lagged hot water cylinder, fitted immersion heater, slatted shelving and hanging rail. Heated towel rail. Extractor fan. Fitted shelf and cupboards. Roller blind.

Utility room: 8'4" x 7'6", (2.5m x 2.3m). Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and cupboard, appliance space and plumbing for washing machine. "Potterton" oil fired central heating boiler. Fitted wall cupboards. Roller blind. Half double glazed door to outside.

Bedroom 2: 12'0" x 8'4", (3.7m x 2.6m) max. Range of wardrobe cupboards, shelved cupboards and further cupboards.

Outside: Double timber gates lead to a wide, gravelled turning area and **car parking space**. There is a small, lawned garden to the front and mature shrubs.

A fence and pedestrian gate to the side leads to a further gravelled area and the back door. Removal of this fence would allow vehicular access to an attached, concrete block and felt, flat roofed **Garage/Store, 20'6" x 8'4", (6.3m x 2.5m)**, with double timber entrance doors, concrete floor, electrical connection and half double glazed personal door.

Immediately to the rear is an elevated, 'L' shaped, paved patio area with steps leading down to a good sized, well fenced, South-facing Garden with trees, shrubs, fruit trees, and 2 timber and felt roofed **Garden Stores, both 12'0" x 8'0", (3.7m x 2.4m)**

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: E

