



14 Driftlands, FAKENHAM. NR21 8EB.

Offers sought in the region of
£325,000
Freehold

Modern, detached Family Residence with deceptively spacious, gas centrally heated and double glazed 4 bedroomed accommodation, Garage and well enclosed Garden; Set in a popular cul-de-sac development, ½ mile from the Town Centre.

Ground Floor: Enclosed Entrance Porch, Entrance Hall, Cloakroom, 23ft Sitting room, Fitted Kitchen, Rear Lobby, Utility Room.

First Floor: Landing, 4 Bedrooms and Bathroom.

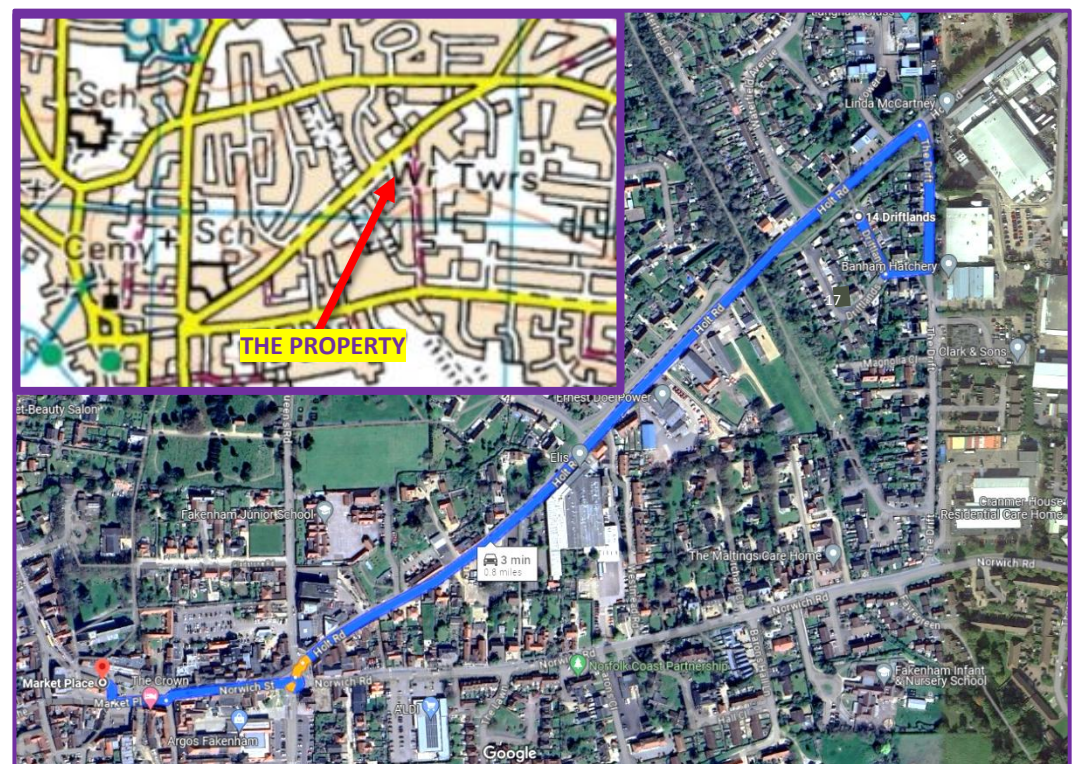
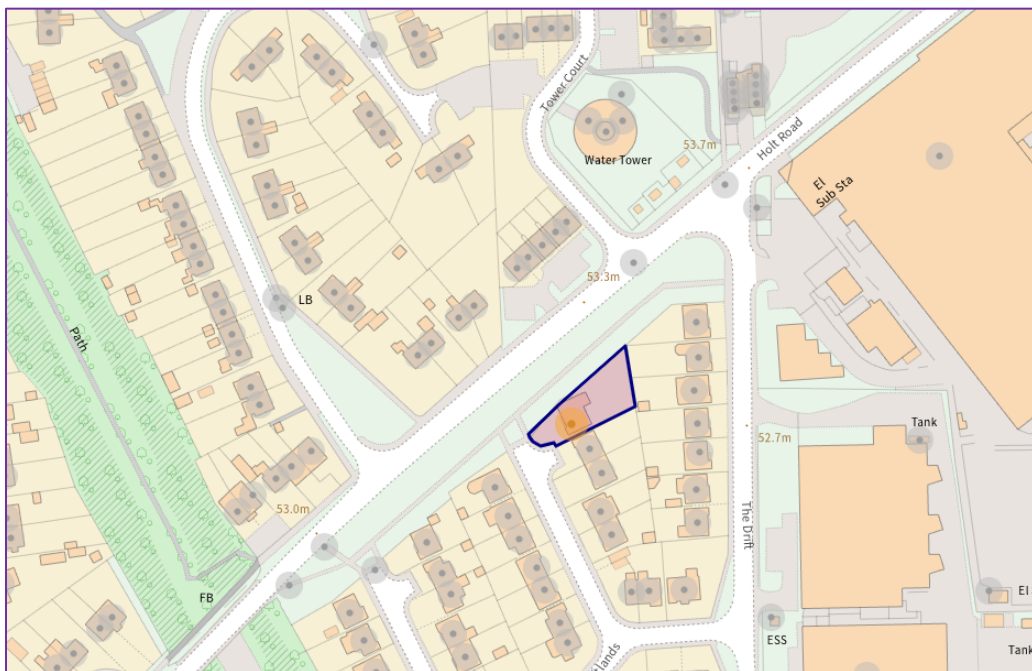
Outside: Driveway providing off-street car parking space, Garage. Attractive, well enclosed rear Garden with Garden Shed, Greenhouse & Summer House.

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

Directions: From the Town Centre take Holt Road, and at ½ mile turn right into The Drift. Turn right again into Driftlands, take the first turning on the right and the property is at the end of the cul-de-sac 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.

EPC: TBA.



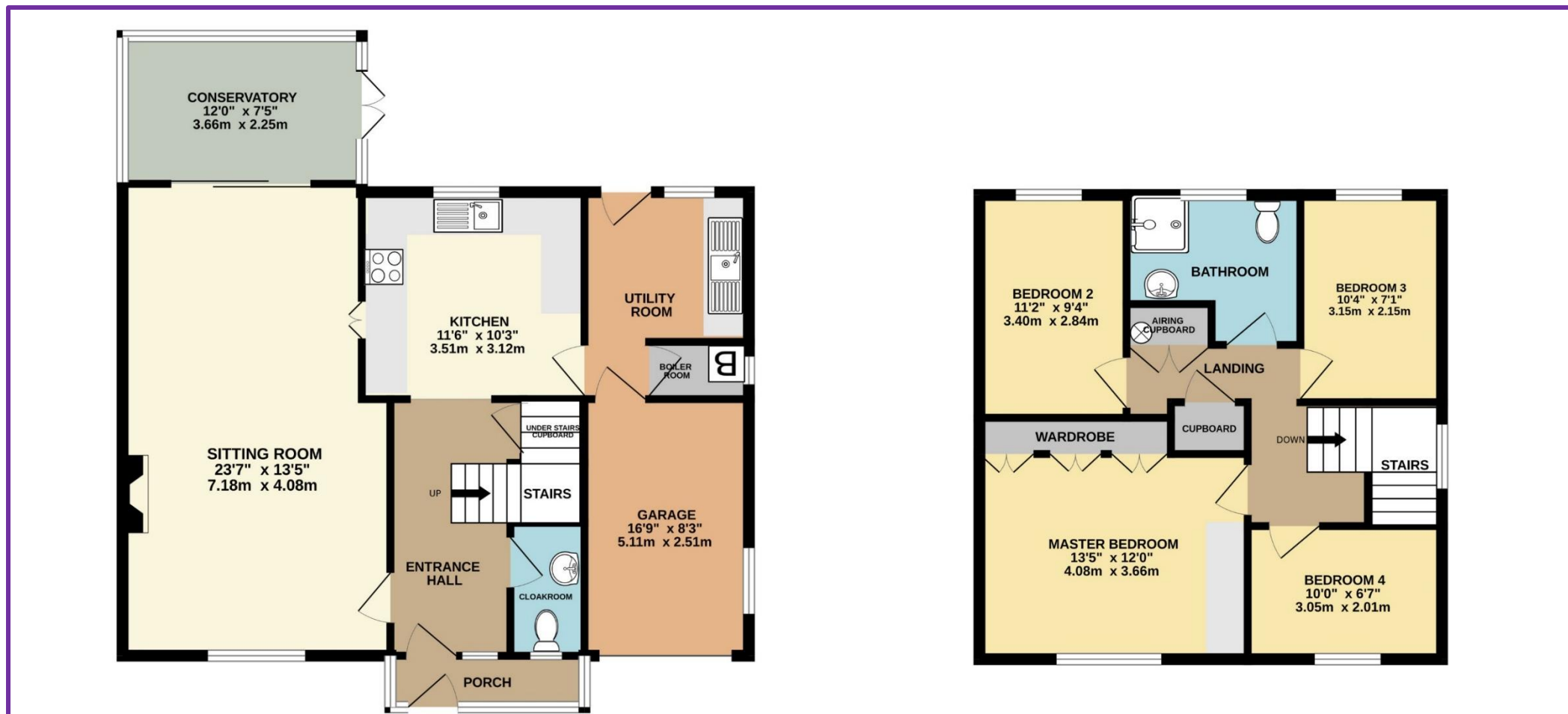
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor: Half double glazed door to;

Enclosed Entrance Porch: with tiled floor, lantern light and part double glazed door to;

Entrance Hall: Under-stairs cupboard Telephone point. Double wall light.

Cloakroom: Pedestal hand basin with mixer tap, and cupboards under. Low level WC. Tiled floor.

Sitting Room: 23'7" x 13'5", (7.2m x 4.1m). A double aspect room, new living flame gas fire with marble surround, matching mantle shelf and hearth. Four wall lights. TV point. Double glazed sliding patio door to;

Conservatory: 12'0" x 7'5", (3.7m x 2.3m). Polycarbonate roof. 2 wall lights. Tiled floor. Twin double glazed door to outside.

Kitchen: 11'6" x 10'3", (3.5m x 3.1m). Stainless steel sink unit with pedestal mixer tap, set in fitted wooden worktop with soft close cupboards and drawers, appliance space and plumbing for dishwasher under. Built in "Bosch" four ring electric hob with stainless steel extractor hood over. Built in double oven with cupboard over and drawer under. Matching range of wall mounted cupboard units. Fitted shelving.. TV point. Spotlights. Roller blind.

Rear Lobby: Tiled floor. Door to Garage. Opening to Utility room. Door to;

Boiler Room: with "Vaillant" wall mounted gas fired boiler. Fitted shelves. Tiled floor.

Utility Room: 8'3" x 7'6", (2.5m x 2.3m). Double drainer stainless steel sink unit with tiled splashback, and cupboards under. Adjoining worktop with appliance space & plumbing for washing machine under. Further appliance space and vent for tumble dryer. Fitted shelves. Spotlights, Tiled floor. Half double glazed door to outside.

First Floor:

Landing: Hatch to roof space. Built-in shelved cupboard. Built in double airing cupboard with factory lagged hot water cylinder, and slatted shelves.

Master Bedroom: 13'5" x 12'0", (4.1m x 3.7m). Range of fitted wardrobe cupboards, and matching dressing table with glass top and 6 drawers under. Fitted shelves. Vertical blinds. TV point.

Bedroom 2: 11'2" x 9'4", (3.4m x 2.8m). TV point. Vertical blinds.

Bedroom 3: 10'4" x 7'1", (3.1m x 2.1m). Vertical blinds.

Bedroom 4: 10'0" x 6'7", (3.0m x 2.0m). Vertical blinds. TV point.

Fully tiled Shower Room: Shower cubicle with glass screen, and "Mira" fitting. Hand basin with pedestal mixer tap, and cupboards under. Low level WC. Roller blind. Ceiling recessed spotlights.

Outside: To the front of the property is a wide gravelled area offering **ample off street parking**. Twin concrete runways lead to an attached brick and built-up felt, flat roofed **Garage, 16'9" x 8'3", (5.1m x 2.5m)**, with up and over door, concrete floor, power points and strip light.

Immediately to the rear is a paved patio area, and beyond, is a very attractive, well fenced garden, laid mainly to lawn with well stocked flower and shrub borders. Within the garden is a timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m)**, and a timber and felt roofed **Summer House, 8'0" x 6'0", (2.4m x 1.8m)**.

Services: All mains services are connected to the property.

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

