



**9 Digby Drive,
FAKENHAM.
NR21 9QZ.**

**Offers sought in the region of
£250,000**
Freehold

Offered with **NO ONWARD CHAIN**, this attractive, detached 3 bedroomed Bungalow has a well fenced, South-facing Garden backing onto the Town's Cricket Field.

The bungalow offers deceptively spacious, gas centrally heated and double glazed accommodation comprising a 19ft Sitting room, Kitchen, 3 Bedrooms and Bathroom.

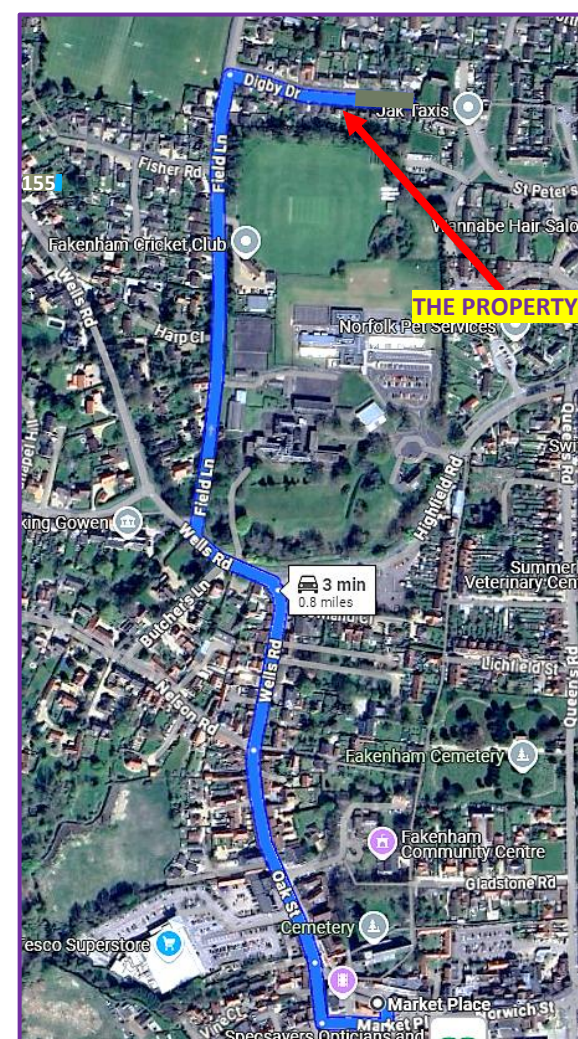
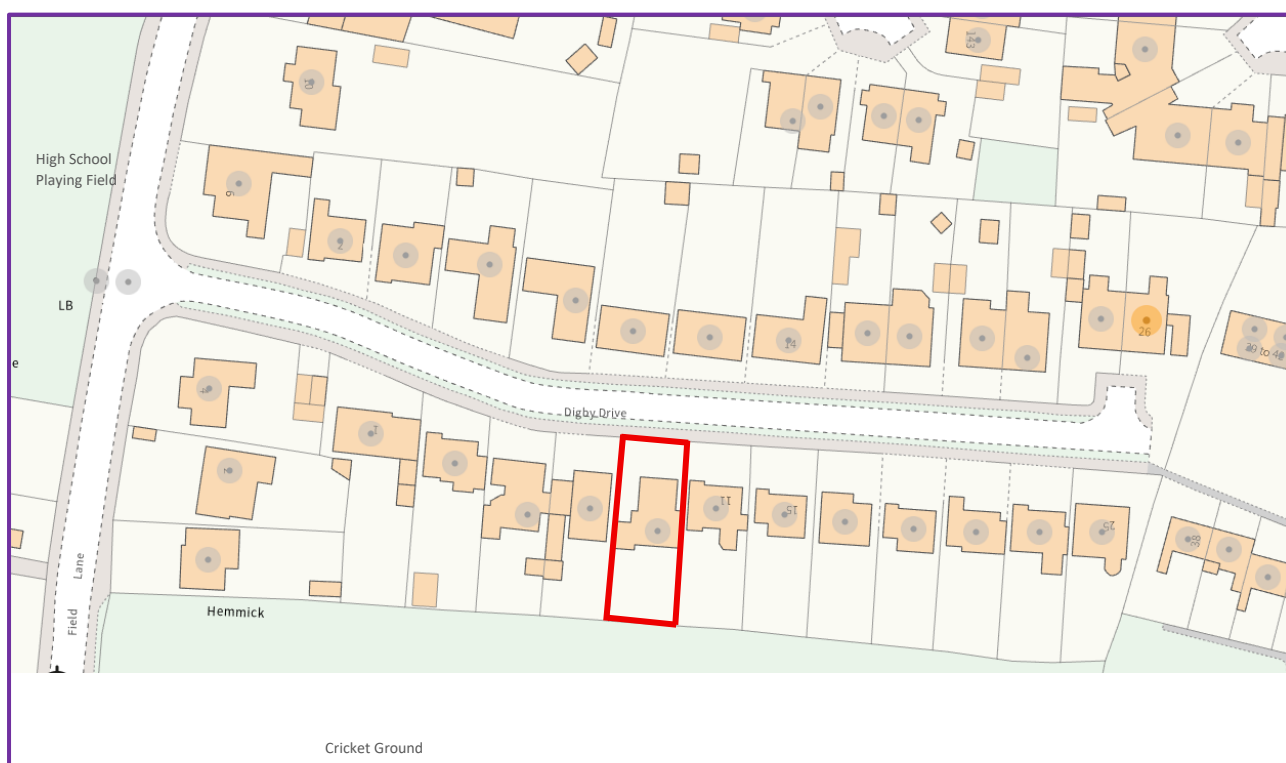
There is ample car parking space, Garage, and a lawned Garden with Garden Shed & Summer House.

Located in a sought after cul-de-sac development, within easy walking distance of the High School & ¼ mile from the Town Centre.

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

Directions: From the Town Centre take Oak Street, and at the mini roundabout on the Wells Road junction turn left. Turn right into Field Lane, and take the first turning on the right after the cricket field, into Digby Drive. The property is on the right, 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.



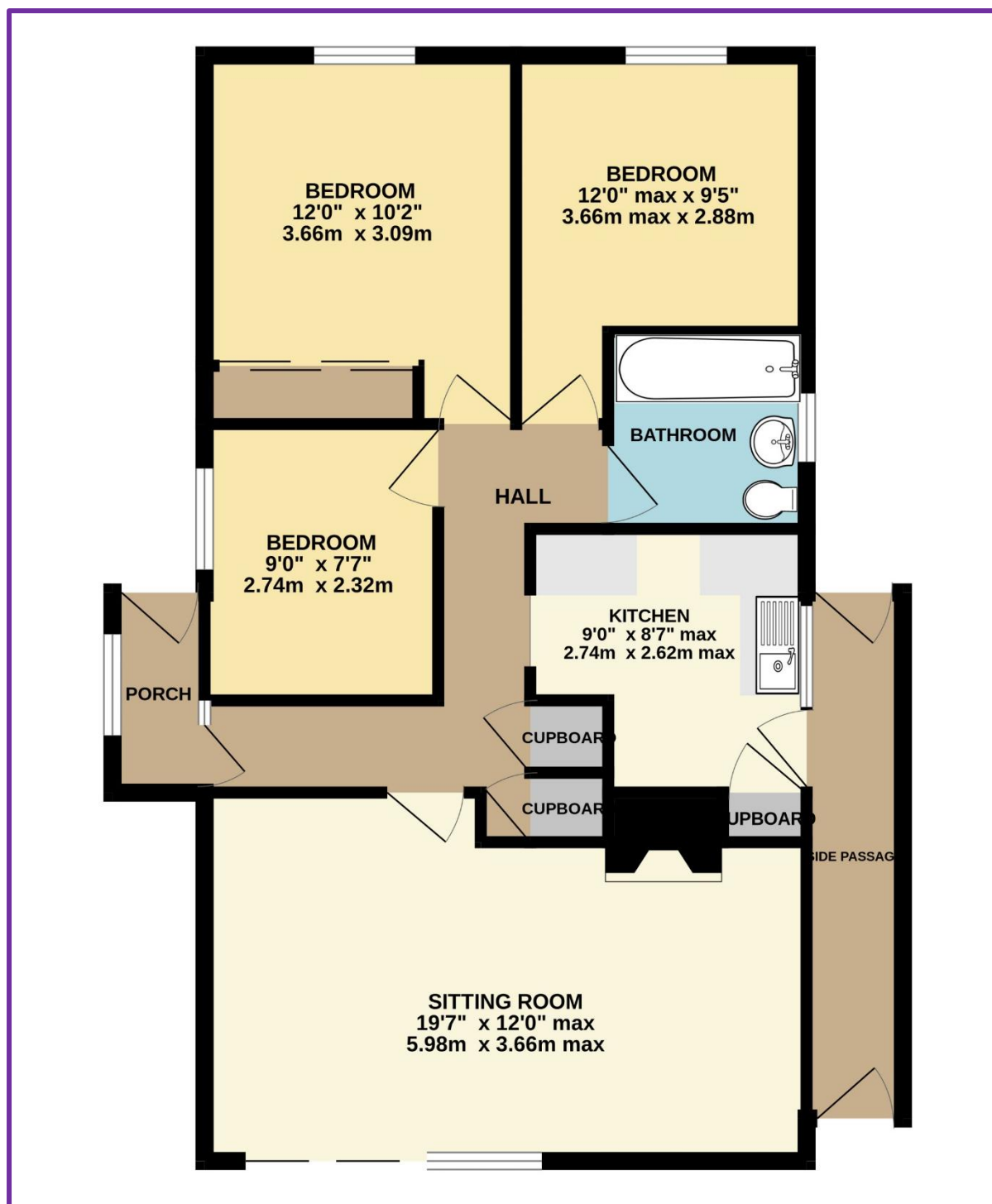
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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They do not constitute part of an offer or contract.

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Half double glazed door to;

Enclosed Entrance Porch: with tiled floor and glazed door to;

Entrance Hall: Built-in linen cupboard with slatted shelves and adjoining airing cupboard with radiator and slatted shelves. Hatch to roof space with folding aluminium loft ladder.

Sitting room: 19'7" x 12'0", (6.0m x 3.7m) max. Tiled fireplace with tiled hearth and mantle shelf. Wide South-facing picture window with 2 double glazed sliding panels opening onto and overlooking rear garden. Fitted vertical blinds. Telephone point. TV point.

Kitchen: 9'0" x 8'7", (2.7m x 2.6m) max. Stainless steel sink unit and adjoining fitted work surface with tiled splashback, and drawers, cupboards and shelves under. Further fitted work top with drawers and cupboards under. "Aliemo" electric cooker with tiled surround. Matching range of wall mounted cupboard units. Built-in shelved cupboard. Roller blind. Half glazed door to;

Side Passage: with glazed roof, tiled floor and half glazed doors to the front & rear.

Bedroom 1: 12'0" x 10'2", (3.7m x 3.1m), including wardrobe cupboard with 2 pairs of double sliding doors.

Bedroom 2: 12'0" x 9'5", (3.7m x 2.9) max.

Bedroom 3: 9'0" x 7'7", (2.7m x 2.3m).

Half tiled Bathroom: White suite of panelled bath, pedestal hand basin and low level WC. New vertical radiator/towel rail (Heated from central heating system or by electricity). "Dimplex" wall mounted electric convector heater. Roller blind.

Outside: A tarmac drive offers **ample car parking space** to the front and side of the property. At the end of the drive is a brick and built up felt, flat roofed **Garage, 15'0" x 11'8", (4.6m x 3.6m) (max)**, with up & over door, concrete floor, "Vaillant" wall mounted, gas fired central heating boiler, appliance space, plumbing for washing machine, fitted shelves and personal door to rear garden.

Immediately to the rear is a wide paved patio area, and beyond, a lawned garden with flower beds and shrubs. Within the garden is a timber and felt roofed **Summer House, 8'0" x 6'0", (2.4m x 1.8m)**, & **Garden Store 6'0" x 4'0", (1.8m x 1.2m)**.

The rear garden faces South, and backs directly onto the Cricket Field.

Services: All mains services are connected to the property.

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

Tax Band: "C".

EPC: D.

