Bailey Bird & Warren

Independent Estate Agents & Surveyors



164 Norwich Road, FAKENHAM.

NR21 8LL.

Also known as;

Davaar Heath Lane, FAKENHAM.

NR21 8LN.

Offers sought in the region of

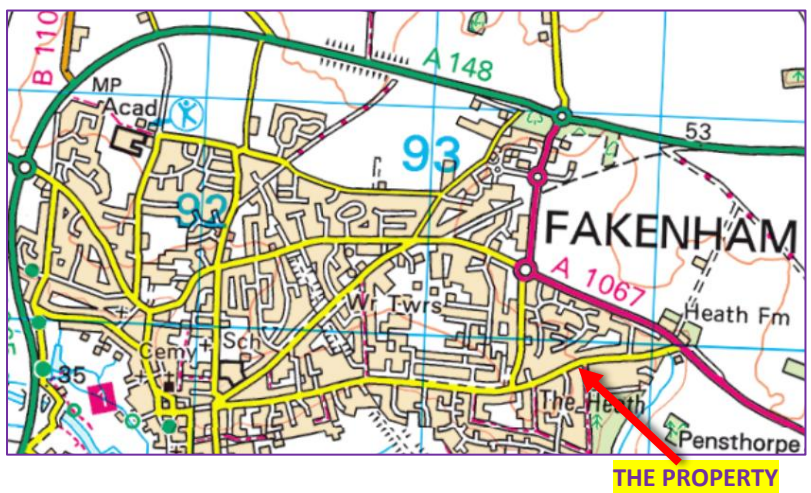
£280,000

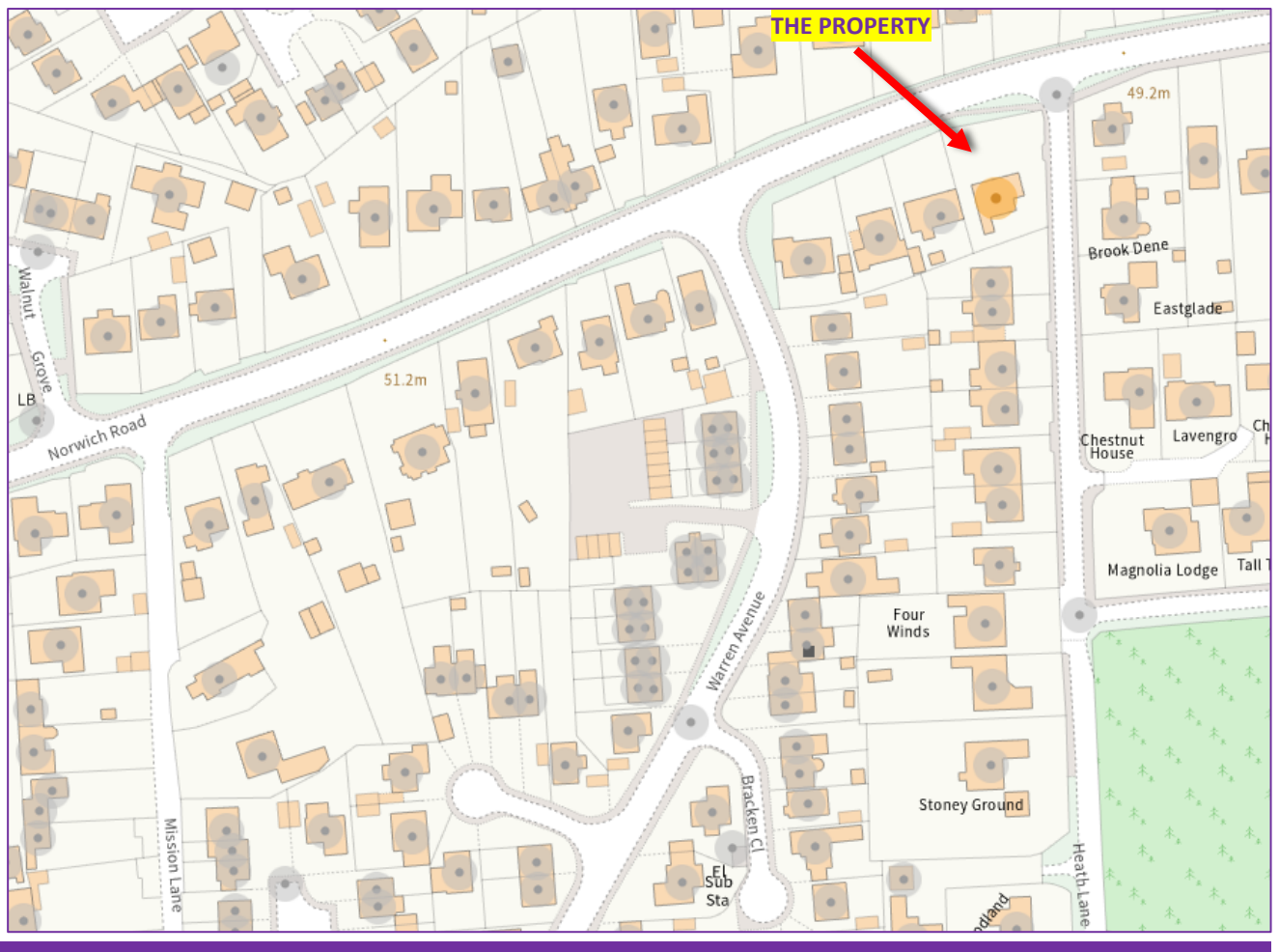
Freehold

Individual, detached, non-estate Bungalow with deceptively spacious, gas centrally heated and double glazed 2/3 bedroomed accommodation. Set in good sized, well fenced gardens, with car port and ample parking space.

The property stands in a corner plot position, within 1 mile of the Town Centre.

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





Directions: From the Town Centre take Norwich Road and proceed for 1 mile. The property is on the right, by the turning to Heath Lane, 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

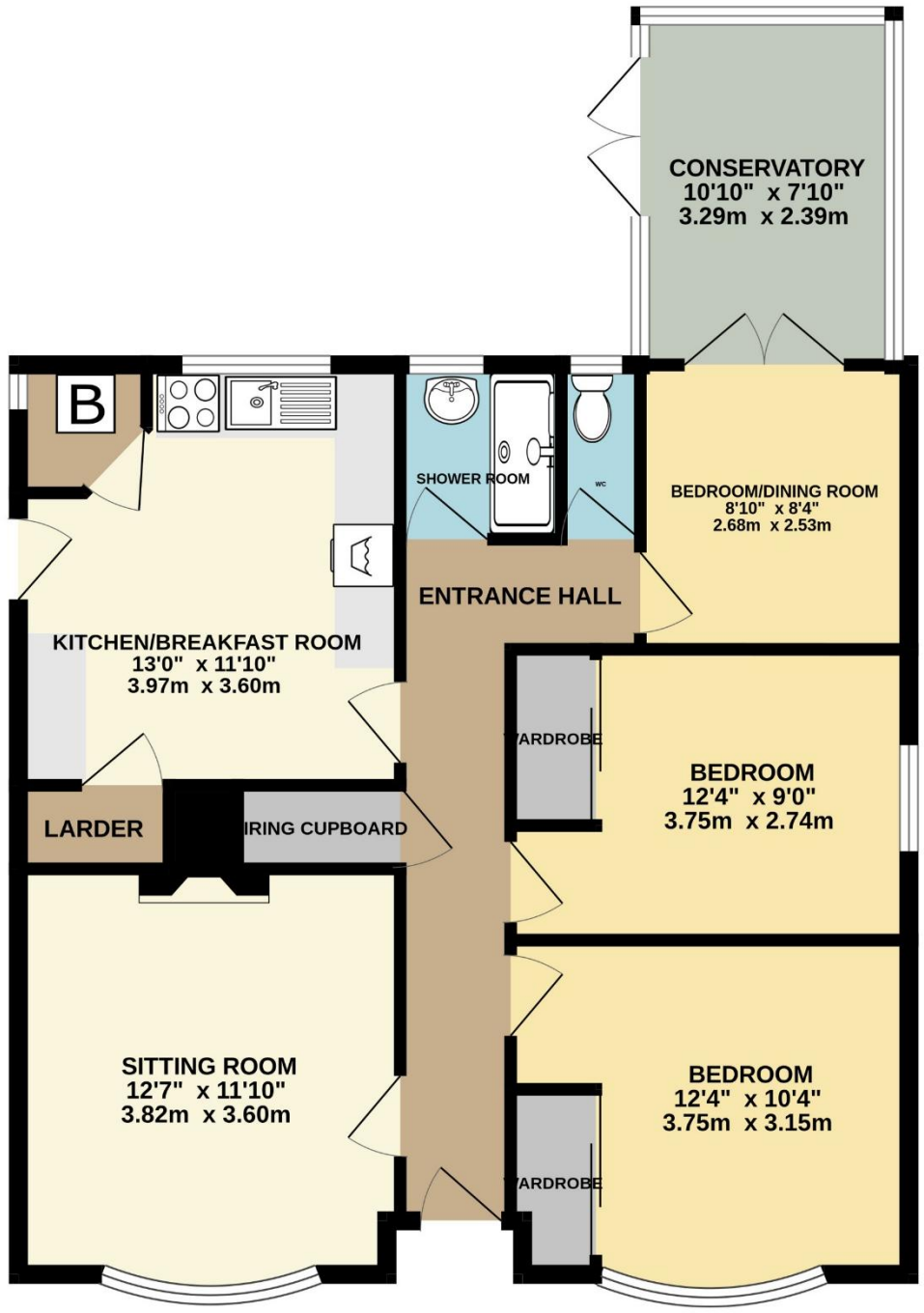
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Regulated by

RICS



EPC: TBA







Recessed Entrance Porch: Half double glazed door to;

Entrance Hall: Deep built-in airing cupboard with lagged copper cylinder, fitted immersion heater, slatted shelving & electric light. Hatch to roof space.

Sitting room: 12'7" x 11'10", (3.8m x 3.6m). Open tiled fireplace with tiled hearth and mantle shelf over. Telephone point. TV point. Bowed window.

Kitchen/Breakfast room: 13'0" x 11'10", (4.0m x 3.6m). Stainless steel sink unit with adjoining fitted work surfaces and tiled splashback, with drawers, cupboards and washing machine under. *"Creda"* electric cooker. Matching range of wall mounted cupboard units. Further fitted work top with tiled splashback, and drawers and cupboard under. Cupboard housing *"Baxi"* gas fired central heating boiler. Built-in shelved larder cupboard. Half double glazed door to outside.

Bedroom 1: 12'4" x 10'4", (3.8m x 3.2m). Built-in wardrobe cupboard with sliding doors, and cupboard over. Telephone point. Bowed window.

Bedroom 2: 12'4" x 9'0", (3.8m x 2.7m). Built-in wardrobe cupboard with sliding doors, and cupboard over. Fitted shelves.

Bedroom 3/Dining room: 8'10" x 8'4", (2.7m x 2.5m). Twin double glazed doors to;

Conservatory: 10'10" x 7'10", (3.3m x 2.4m). with polycarbonate roof. Electric panel heater. Fitted vertical window blinds. Twin double glazed doors to garden.

Shower room: Fully tiled shower cubicle with *"Triton"* fitting, and glass screen panel. Hand basin with tiled splashback.

Separate WC: with low level suite.

Outside: The property stands in a good sized corner plot.
A tarmac drive off Heath Lane leads to **ample car parking space** and a felt roofed **Car Port, 18'0" x 9'5", (5.5m x 2.9m),** with outside power point. To the side is a further paved parking space ideal for caravan/motorhome etc.

To the front of the property is a good sized, well fenced garden laid mainly to lawn, with fruit tree. A further, South-facing garden lies to the rear, again laid to lawn with paved patio area and **Garden Store.**

Services: All mains services are connected to the property.

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





