Bailey Bird & Warren

Independent Estate Agents & Surveyors



INTERNAL VIEWING HIGHLY RECOMMENDED

51 Wells Road, FAKENHAM.

NR21 9HQ.

Offers sought in the region of

£265,000

Freehold

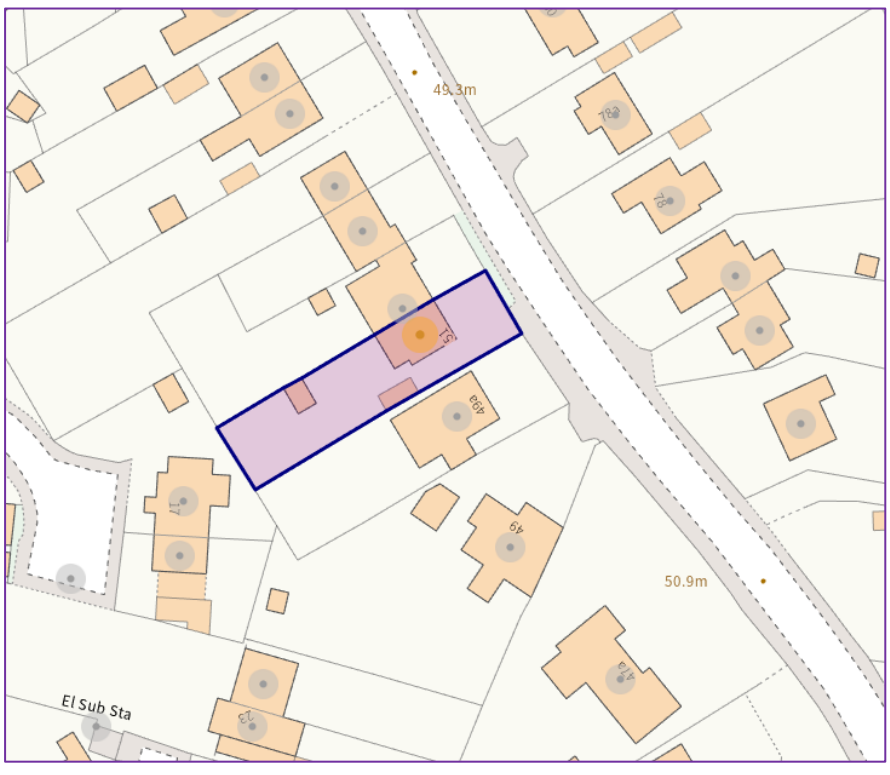
This Spacious 1930's semi-detached Residence offers an outstanding blend of timeless character and contemporary living.

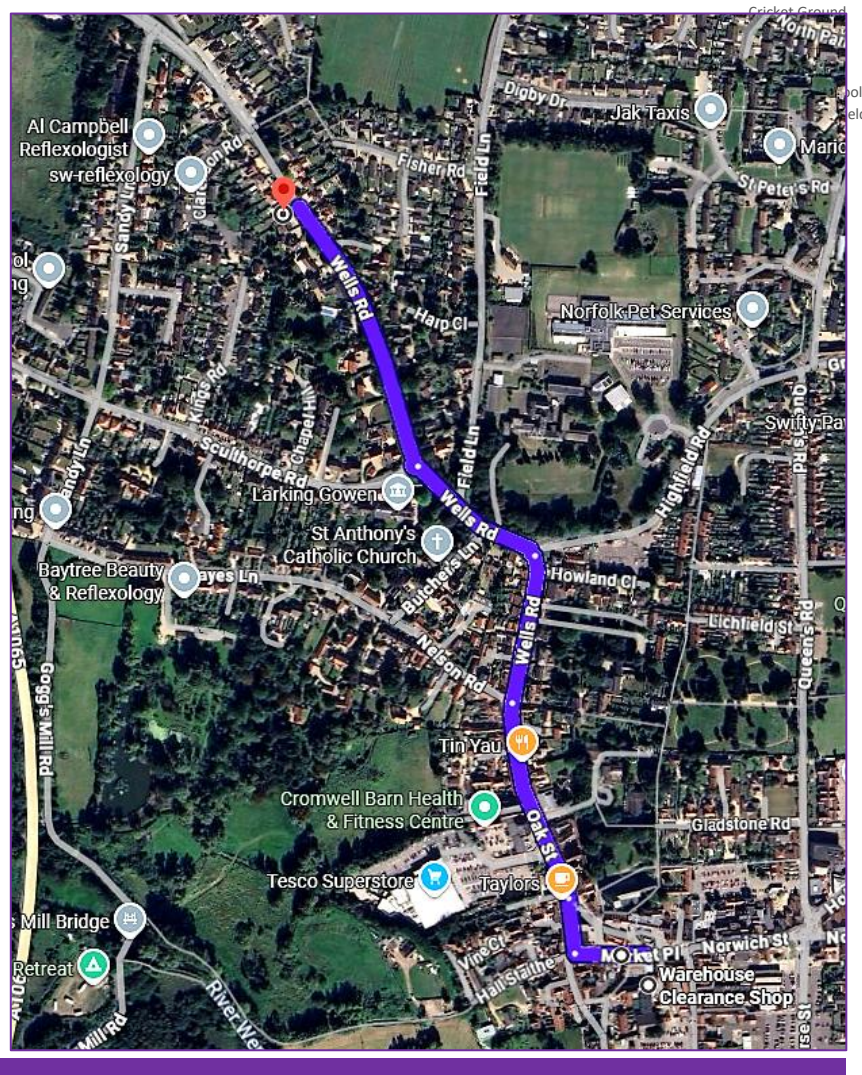
The property is beautifully presented throughout, featuring a large garden, with garage, ample off-road parking and conveniently situated on Wells Road, with an easy walk to the Town Centre.

This home offers a wealth of original features whilst benefitting from tasteful modern enhancements such as gas fired central heating, double glazing, a fitted kitchen and bathroom.

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. Continue straight over the next mini-roundabout, and the property is on the left, 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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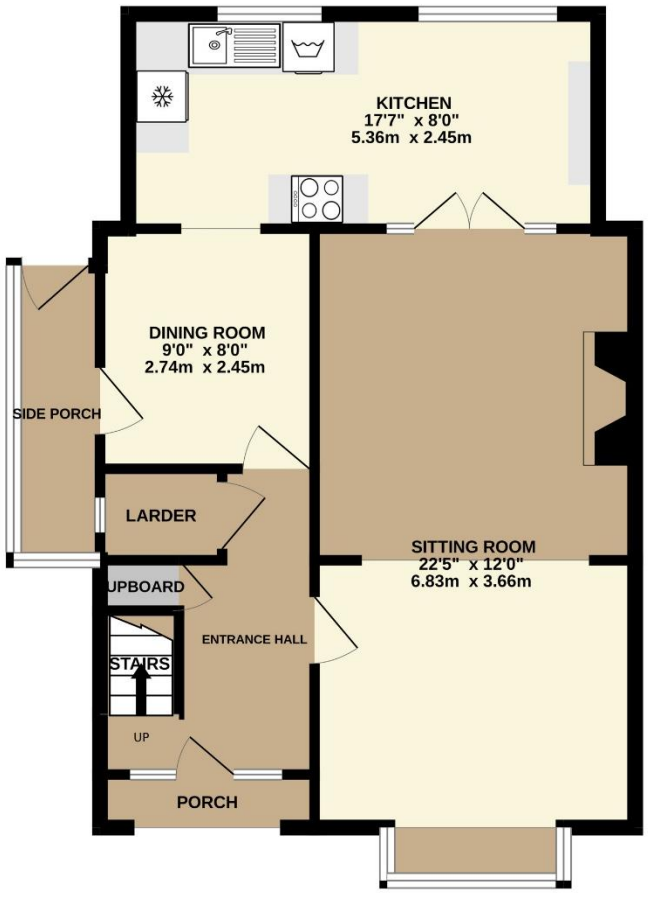
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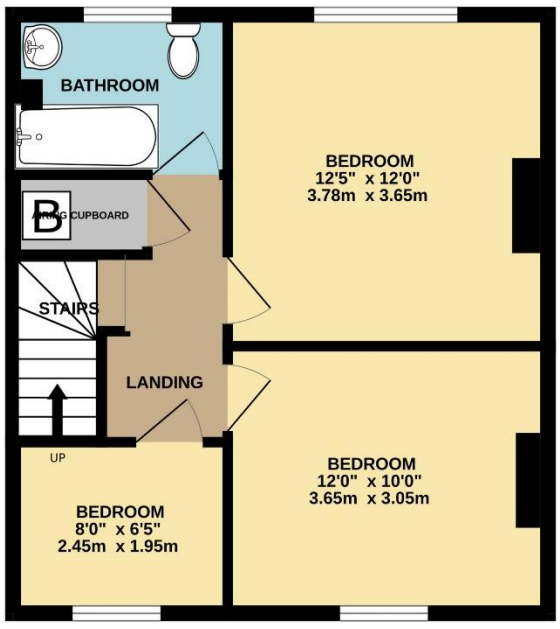
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Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is 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.

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Ground Floor:

Recessed Arched Entrance Porch: with tiled floor and original, ½ stained glass front door with adjoining matching side panels to

Entrance Hall: Understairs cupboard. Larder cupboard with fitted shelves and electric light. Tiled floor. Glazed door to;

Sitting room: 22'5" x 12'0", (6.8m x 3.7m) with bay window with fitted roller blinds. Open fireplace with tiled hearth Wood floor. Centre lights and wall light. Twin double glazed doors to;



Kitchen/Breakfast room: 17'7" x 8'0", (5.4m x 2.5m). Fitted with a range of high quality fittings including sink unit with pedestal mixer tap, set in fitted work surface with built-in refrigerator, *"Indesit"* washing machine and cupboards under. Further fitted work surface with integral 4 ring ceramic hob. Electric oven and cupboards under. Matching fitted shelf with cupboards under. Strip light. Venetian and roller blinds. Opening to;

Dining room: 9'0" x 8'0", (2.7m x 2.5m). Quarry tiled floor. Strip light. Double glazed door to;

Side Entrance Porch/Boot Room: with polycarbonate roof. Half double glazed door to outside.

First Floor:

Landing: Deep airing cupboard with *"Vaillant"* wall mounted, gas fired central heating boiler, radiator, slatted shelves and electric light. Hatch to roof space.

Master Bedroom: 12'5" x 12'0", (3.8m x 3.7m). Wide picture window to rear overlooking rear garden. Fitted roller blind. Wood floor.

Bedroom 2: 12'0" x 10'0", (3.7m x 3.1m). Fitted roller blind. Wood floor.

Bedroom 3: 8'0" x 6'5", (2.5m x 2.0m). Fitted roller blind. Wood floor.

Bathroom: Fitted with a suite of panelled bath with mixer tap and tiled surround. Pedestal hand basin with mixer tap and tiled splashback. Low level WC. Roller blind.

Outside: To the front of the property is a gravelled drive and a wide gravelled turning area providing **ample car parking space.** To the side of the property is a detached, concrete panel and asbestos roofed **Garage** with up & over door.
To the rear is a good sized, South-West facing, well fenced garden laid mainly to lawn with timber and felt roofed Summer house and 2 Garden Stores.

Services: All mains services are connected to the property.

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

EPC: C.





