Bailey Bird & Warren

Independent Estate Agents & Surveyors

Michaelmas Cottage, 4 Fisher Road, FAKENHAM.

NR21 9QY.

Offers in excess of £310,000

Freehold

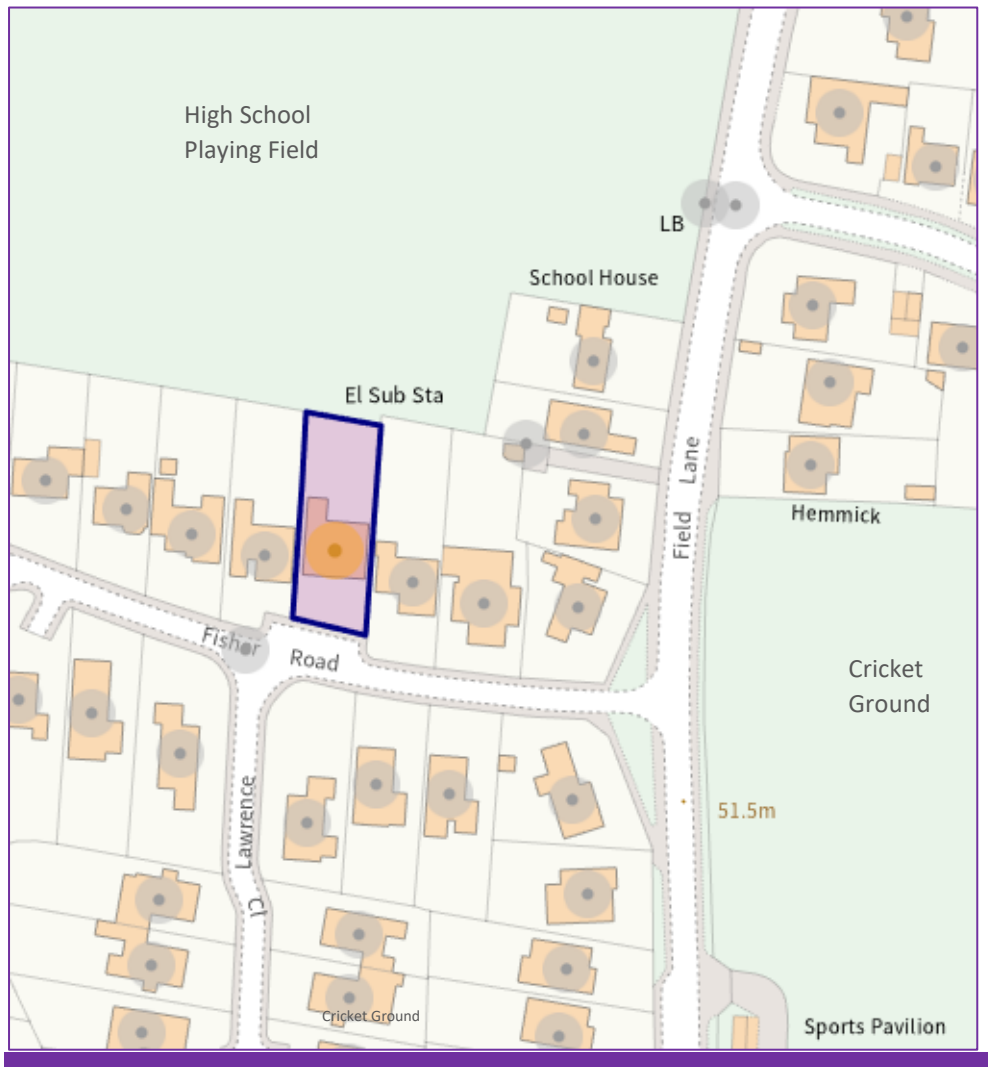
Spacious, detached Bungalow with extended gas centrally heated and double glazed accommodation requiring some improvement.

Benefitting from 2 reception rooms and 4 bedrooms., the property is located in a lovely, South-facing position in a sought after cul-de-sac with gardens backing onto the High School Playing Field.

Close to the Town's Cricket Field, and within ¾ mile of the Town Centre.

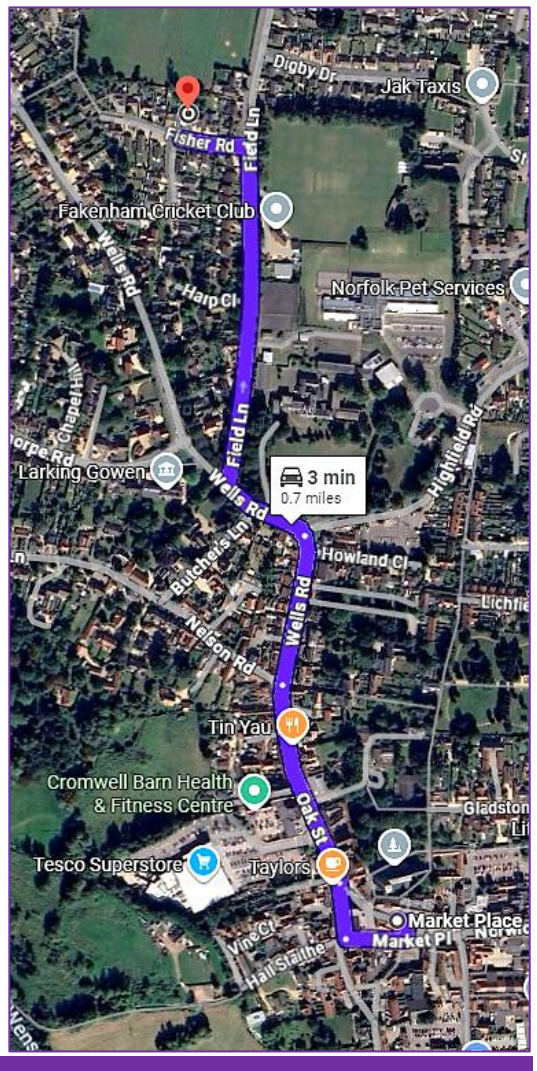
NO ONWARD CHAIN

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 left (opposite the Cricket Ground), into Fisher Road. The property is on the right, almost opposite the turning to Lawrence Close, 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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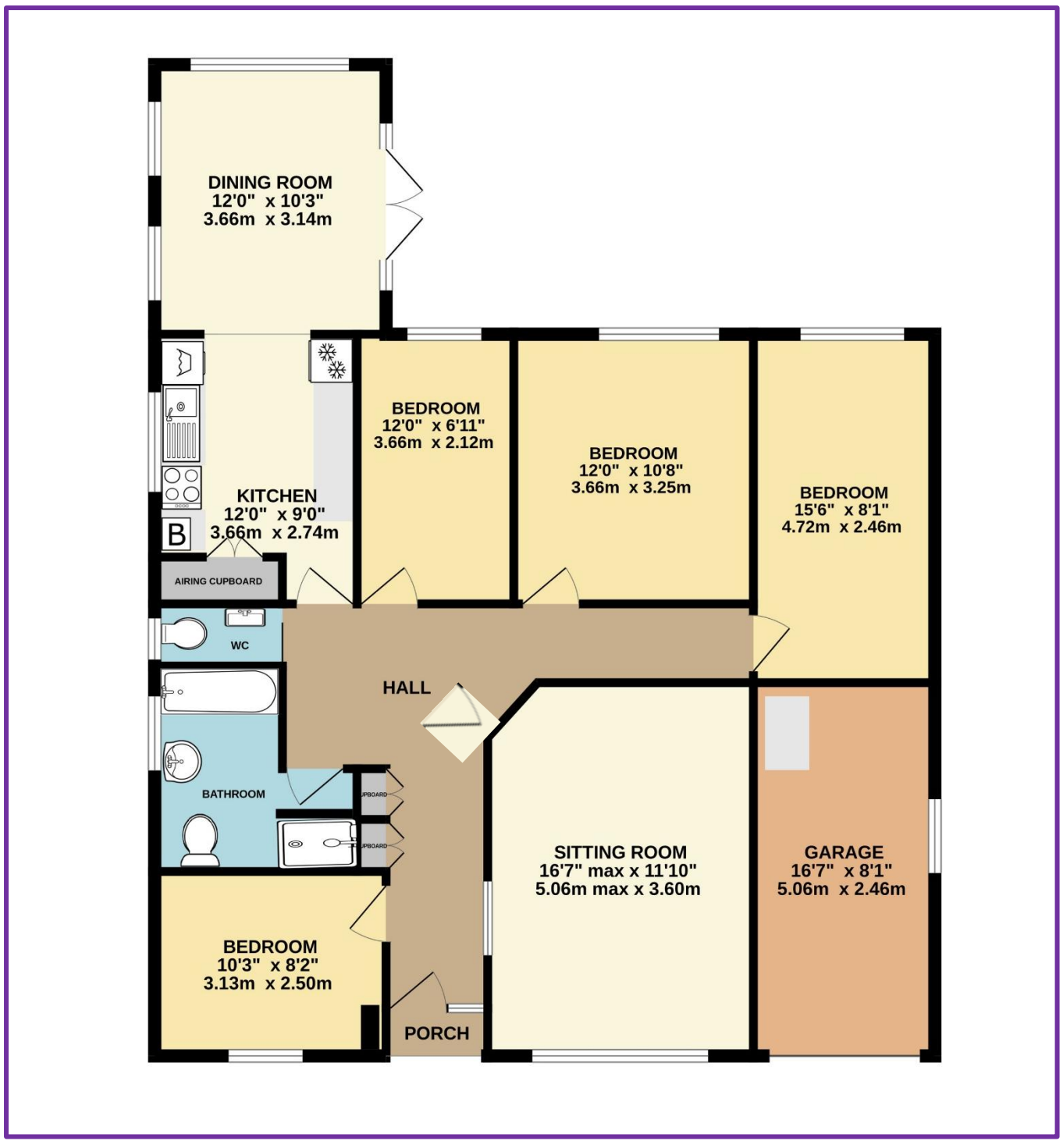

Recessed Entrance Porch: Glazed door to;

Entrance Hall: Built-in double coats cupboard with fitted shelf, hanging rail and louvered door. Adjoining shelved cupboard with louvered door. Telephone point.

Sitting room: 16'7" x 11'10", (5.1m x 3.6m) max. A spacious, South-facing room with picture window overlooking the front garden. TV point.

Kitchen: 12'0" x 9'0", (3.7m x 2.1m). Stainless steel sink set in fitted work surface with tiled splashback, and cupboards and *"Beko"* washing machine under. Further fitted work top with drawers and cupboards under. Fitted shelf with tiled surround and drawers under. Matching range of wall mounted cupboards, one housing a *"Potterton"* wall mounted, gas fired central heating boiler. Built-in airing cupboard with radiator, slatted shelving and double doors. *"Hotpoint"* electric cooker. *"Indesit"* fridge/freezer. Opening through to

Dining room: 12'0" x 10'3", (3.7m x 3.1m). A triple aspect room with twin double glazed doors to the rear garden. Centre light & 3 wall lights.

Bedroom 1: 12'0" x 10'8", (3.7m x 3.3m). Telephone point.

Bedroom 2: 15'6" x 8'1", (5.1m x 2.5m).

Bedroom 3: 12'0" x 6'11", (3.7m x 2.1m).

Bedroom 4: 10'3" x 8'2", (3.1m x 2.5m).

Fully tiled Bathroom: with suite of panelled bath, pedestal hand basin and low level WC. Enclosed shower cubicle with *"Mira"* fitting. Heated towel rail. Spotlights.

Separate WC: with low level WC and hand basin. Hatch to roof space.

Outside: Double wrought iron gates and a concrete drive, offering **car parking space** lead to an integral **Garage, 16'7" x 8'1", (5.1m x 2.5m),** with electric roller entrance door, concrete floor, electrical connection and hatch to boarded roof space.

To the front of the property is a mainly lawned, South-facing Garden with trees and attractive flower beds and border. A further pair of wrought iron gates leads to **additional car parking space.**

To the rear is a lovely, well enclosed Garden with lawns, well stocked flower and shrub beds, trees, a paved patio area and timber and felt roofed **Garden Store. 10'0" x 6'0", (3.1m x 1.8m).**

The rear garden is very private and backs directly onto the High School Playing 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.