



37e Norwich Road, FAKENHAM.

NR21 8AU.

Offers sought in the region of
£220,000

Freehold

Deceptively spacious, end terraced House with gas central heating and leaded double glazed windows throughout the 3 bedroomed accommodation.

Outside there is a garage, 2 car parking spaces, a sitting out area and an allocated drying space.

The property is in a very private, 'tucked away' location yet within 150 yards of a Supermarket and less than ¼ mile from the Town Centre.

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



Directions: From the Town Centre take Norwich Road, and turn left, just after the Aldi Supermarket onto a shared driveway. Follow the drive to the rear of the buildings, and the property is on the left.

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.

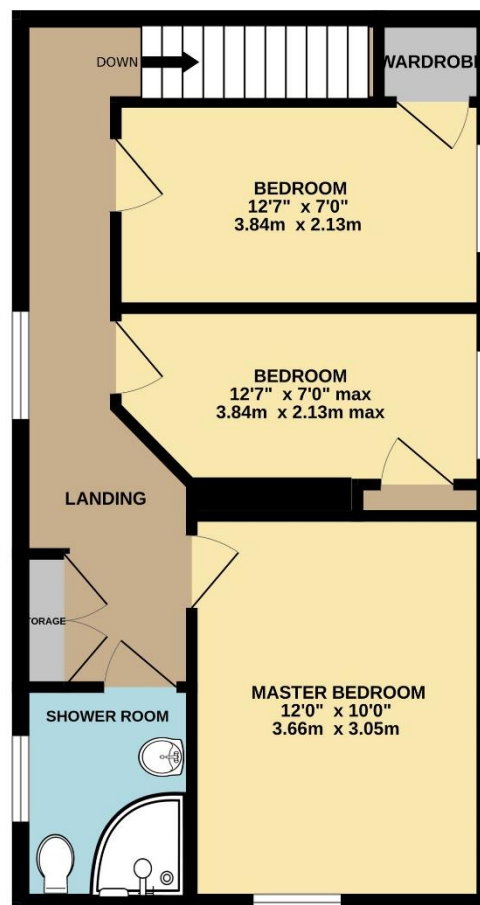
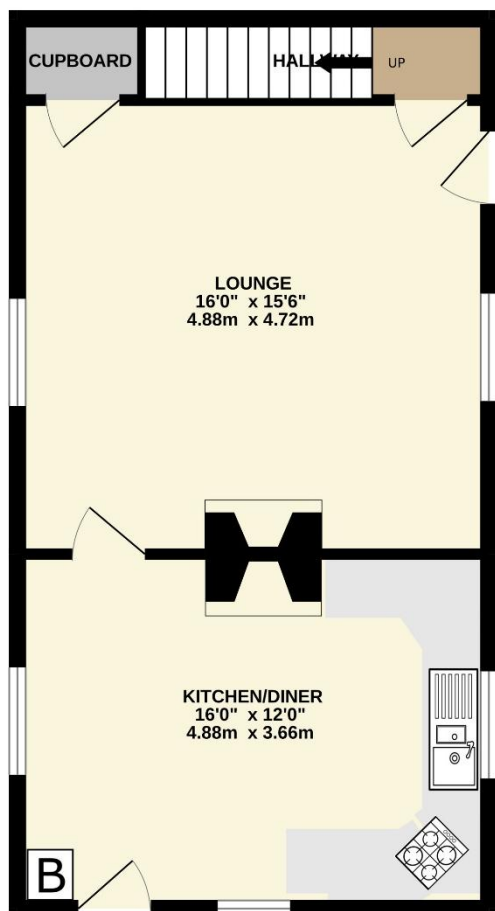
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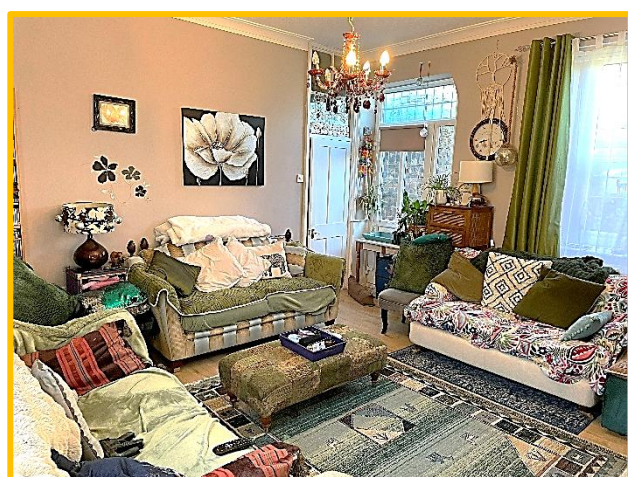
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EPC: D



Ground floor:

Kitchen/Dining room: 16'0" x 12'0".

1½ bowl sink unit with mixer tap set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. 4 ring "Zanussi" gas hob unit with tiled splashback, and "Hotpoint" cooker hood over. "Indesit" electric oven under. Matching range of wall mounted cupboard units with concealed lighting under. Former fireplace with fitted cupboard. "Logic" wall mounted gas fired central heating boiler. Laminate floor. Feature lighting. Leaded double glazed windows. Roller blinds. Door to;

Sitting room: 16'0" x 15'6", (4.9m x 4.7m).

Open fireplace with timber surround and mantle shelf over, and marble hearth. Laminate floor. Leaded double glazed windows. Half double glazed door to outside.

First Floor:

Landing:

Built-in linen cupboard with louvered doors and slatted shelves. Leaded double glazed window.

Master Bedroom 1: 12'0" x 10'0", (3.7m x 3.1m).

Leaded double glazed window. Exposed beam. Hatch to roof space.

Shower room: Tiled shower cubicle with "Triton" fitting and glass screen door. Pedestal hand basin with tiled splashback. Low level WC. Exposed beam. Leaded double glazed window. Tiled floor.

Bedroom 2: 12'7" x 7'0", (3.8m x 2.1m) max.

Built-in wardrobe cupboard. Exposed beam. Leaded double glazed window.

Bedroom 3: 12'7" x 7'0", (3.8m x 2.1m).

Built-in wardrobe cupboard. Exposed beam. Leaded double glazed window.

Outside:

To the front of the property is a shared brick weave courtyard, where there is a small sitting out area.

The property is approached from the road over a shared driveway. At the end of the drive is an end-terraced, brick, timber and asbestos roofed **Garage, 16'0" x 8'4", (4.9m x 2.5m)**, with up & over door and concrete floor. There is a brick weave **car parking space** to the front, and a further gravelled **parking space** to the rear. Close by is a lawned, allocated drying area.

Services: All mains services are connected to the property.

District Authority: NNDC, Cromer. (01263) 513811. **Tax Band:** "A".

