



6 The Mews, Barons Hall Lane, FAKENHAM.

NR21 8HB.

Offers sought in the region of
£345,000

Freehold

Very well presented, 3 storey end-terraced, modern mews style House, carefully designed with high energy efficient gas central heating & double glazing throughout the spacious accommodation, and benefitting from under-floor heating through-out the ground floor and some first floor rooms.

The property comprises, (on the ground floor) a wide recessed Entrance Porch, Entrance Hall, an impressive open-plan Family room with dining area, fully fitted Kitchen area (with built-in appliances), and Sitting room with full width bi-fold doors opening onto the rear garden. Cloakroom and utility cupboard. On the First Floor, Landing, Master Bedroom with En-Suite Shower room, Bedroom 2 and Family Bathroom. On the Second Floor is a further Landing, 2 further Bedrooms, Laundry room and Cloakroom.

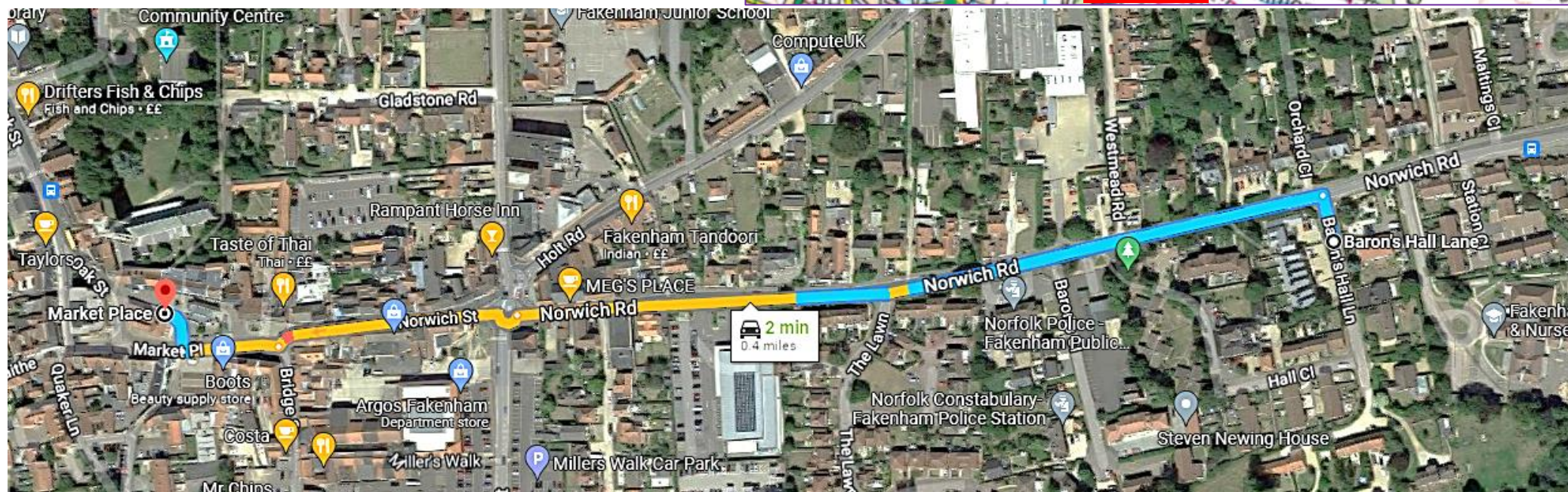
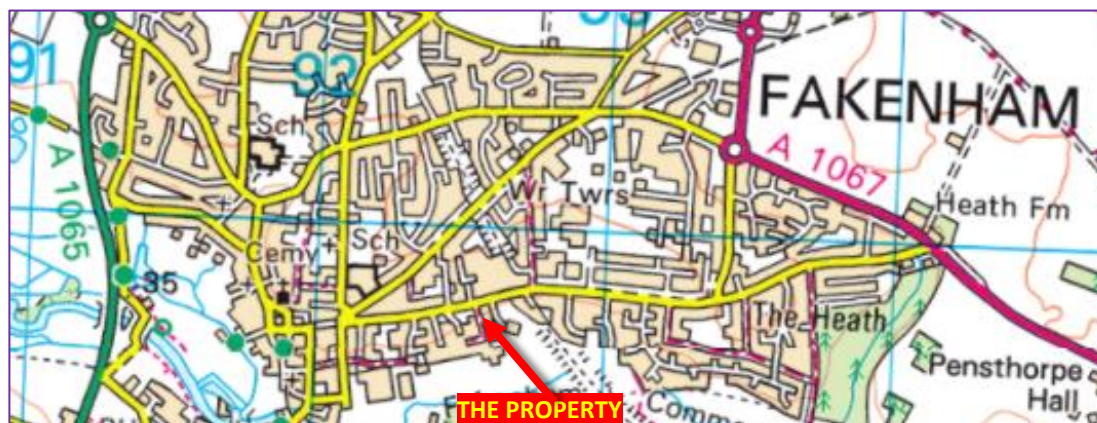
To the front is ample off-street parking and a cycle/Garden Store. To the rear is a very private, well enclosed garden with lawn and paved patio area.

Located in a sought after cul-de-sac position about 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 at ¼ mile turn right into Barons Hall Lane. The property is immediately 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.



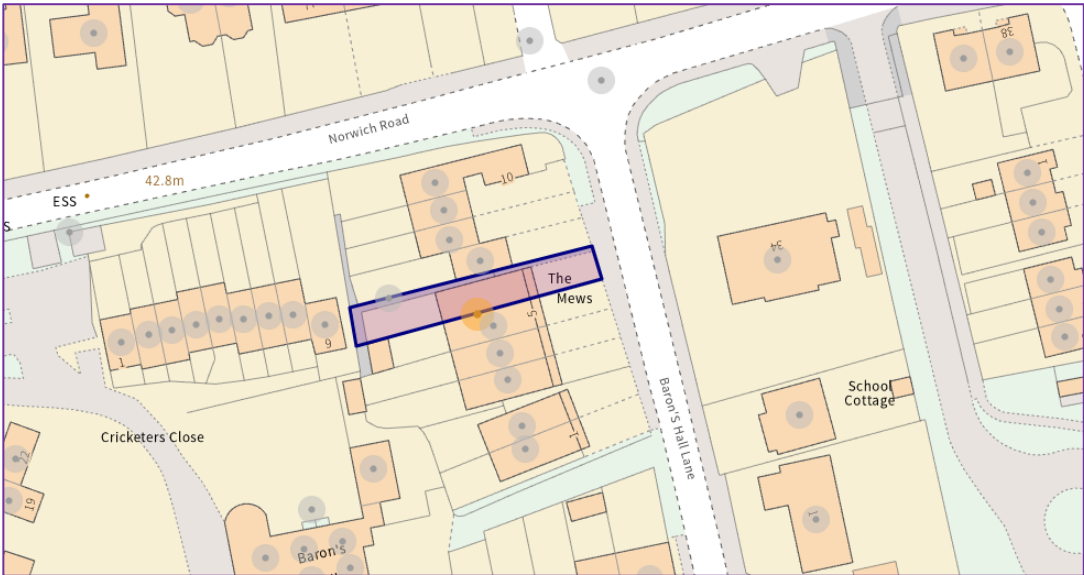
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

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.



Ground Floor:

Full width Canopy Entrance Porch: with part double glazed door to;

Entrance Hall: with fitted coat hooks.

Spacious open-plan Family room measuring 39'6" x 14'9", (12.0m x 4.5m) overall, comprising;

Dining Area: with understairs cupboard. TV point. Venetian blind. Through to;

Fully Fitted Kitchen/Breakfast room: 1½ bowl ceramic sink unit with pedestal mixer tap, set in quartz work top with matching splashback, and drawers, cupboards, and built-in dishwasher under. Pull-out tall cupboard unit. Integral range of 2 independently controlled **"NEFF" electric ovens**, and adjoining built-in microwave with cupboard over and under. Matching range of wall mounted cupboard units. Matching quartz island work top/breakfast bar with built-in **"NEFF" 5 ring gas hob** unit with drawers and cupboards under, and fitted extractor hood and ceiling recessed spot lights over. Built-in Utility cupboard with fitted shelf, appliance space and plumbing for washing machine. TV point. Through to;

Sitting room: with double glazed roof light. Ceiling recessed spot lights. Telephone point. TV point. Full width bi-fold doors with fitted vertical blinds, opening onto the rear garden.

Cloakroom: Hand basin with pedestal mixer tap. Low level WC. Extractor fan.

First Floor:

Landing:

Master Bedroom: 14'9" x 10'6", (4.5m x 3.2m), max. Built-in double wardrobe cupboard with sliding doors, fitted shelf and hanging rail. Venetian blind. Telephone point. TV point.
En-Suite Shower room: Fully tiled shower cubicle with glass screen. Hand basin with pedestal mixer tap, tiled splashback and mirror over. Fitted drawers under. Low level WC. Heated towel rail. Shaver point. Extractor fan. Ceiling recess spot lights.

Half tiled Bathroom: White suite of panelled bath with tiled surround, mixer tap, shower and glass screen over. Hand basin with mixer tap and mirror over. Fitted drawers under. Low level WC. Heated towel rail. Shaver point. Extractor fan. Ceiling recessed spot lights.

Bedroom 2: 14'9" x 10'11", (4.5m x 3.3m). Built-in double wardrobe cupboard with sliding doors, fitted shelf and hanging rail. Adjoining shelved recess with cupboard under. Telephone point. TV point. Venetian blind.

Second Floor:

Landing:

Bedroom 3: 12'8" x 11'9", (3.9m x 3.6m). Telephone point. TV point. Fitted roller blind.

Bedroom 4: 11'9" x 11'9", (3.6m x 3.6m). Hatch to roof space. TV point. Fitted roller blind.

Cloakroom: Hand basin with pedestal mixer tap. Low level WC. Extractor fan.

Laundry room: 6'9" x 5'5", (2.0m x 1.7m). **"Viessmann"** wall mounted gas fired central heating boiler, hot water cylinder and electric light.

Outside: To the front of the property is ample gravelled parking space for several cars, a brick built cycle/garden store and an enclosed bin area. Immediately to the rear is a very private, well enclosed garden with paved patio and lawn. A pedestrian gate gives shared access to the front. Outside lighting. Outside tap.

Services: All mains services are connected to the property.

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

Tax Band: D.

EPC: B.

