



## 1 North View, BARNEY. NR21 ONE.

**Offers sought in the region of  
£230,000**

Freehold

Attractive, semi-detached, ex-Local Authority owned House with centrally heated and double glazed accommodation, which includes 2 reception rooms, fitted kitchen, South-facing Conservatory, Bathroom and 3 Bedrooms.

Outside there is ample car parking space, and a good sized, well fenced Garden with a range of stores and greenhouses.

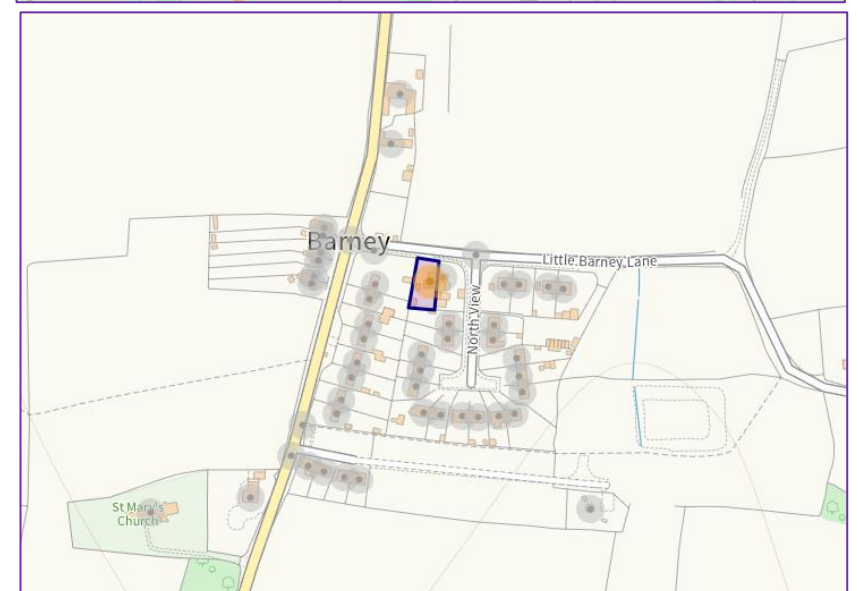
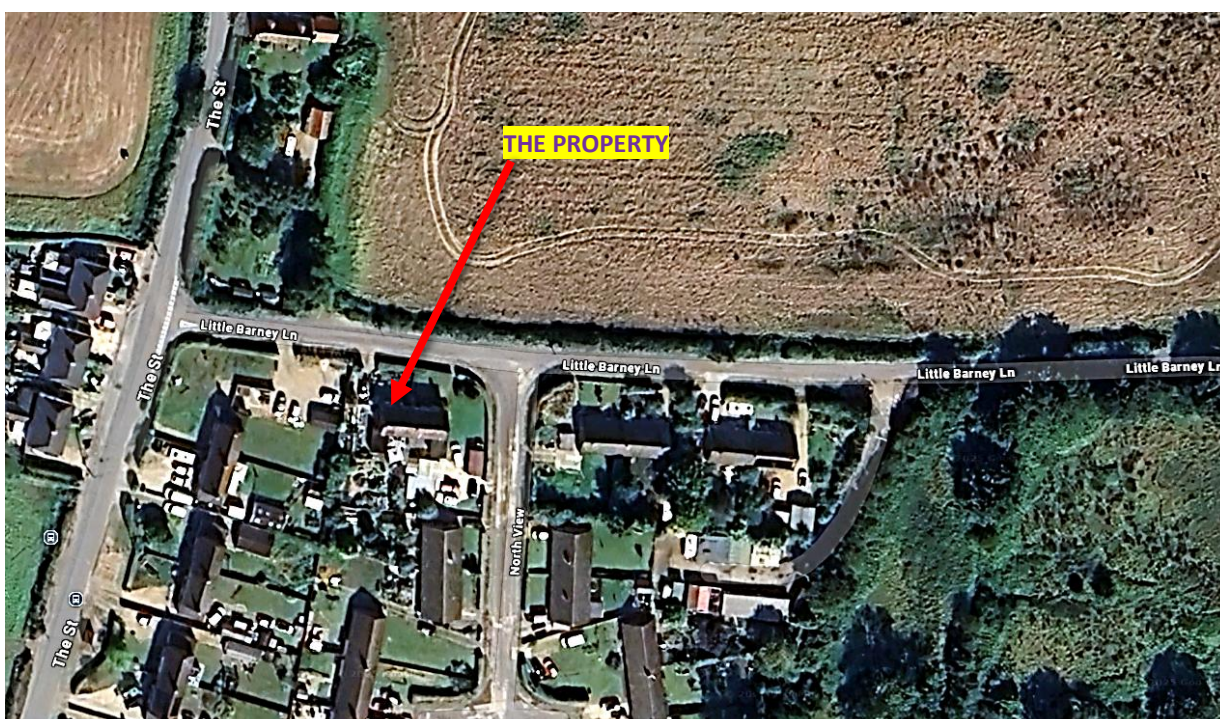
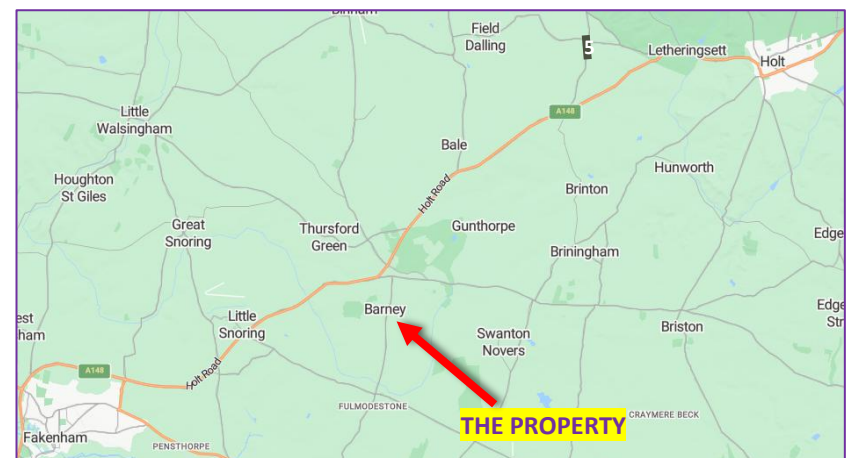
The property stands in a rural position on the outskirts of the village, with farmland views from the 1<sup>st</sup> floor.



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

**Directions:** From Fakenham take the A.148 Holt and Cromer road, and at 5 miles bear right onto the B.1354 as signposted Melton Constable. Take the first turning on the right, and upon entering Barney, turn left into Little Barney Lane. The property is on the right.

**Location:** Barney is a small, rural village surrounded by open farmland, about 7½ miles from the North Norfolk Coast, where there are fine sandy beaches, nature reserves, marshes, sailing harbours, golf, sailing and other sporting facilities. Fakenham Market Town with its wide range of shopping, educational, sporting and leisure facilities, golf course and Racecourse is 6½ miles distant, and the Georgian Market Town of Holt, (home of the Gresham's Public School) is 8 miles distant.

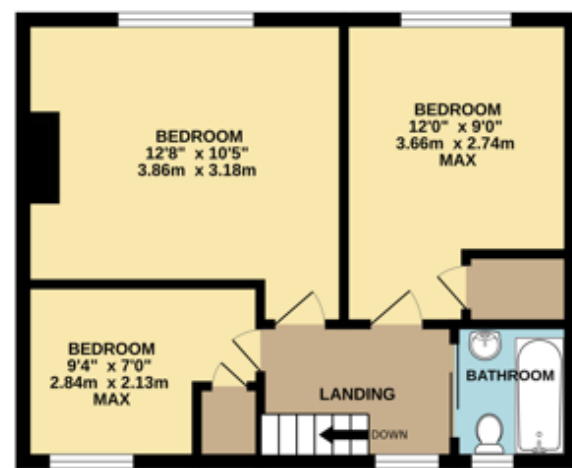
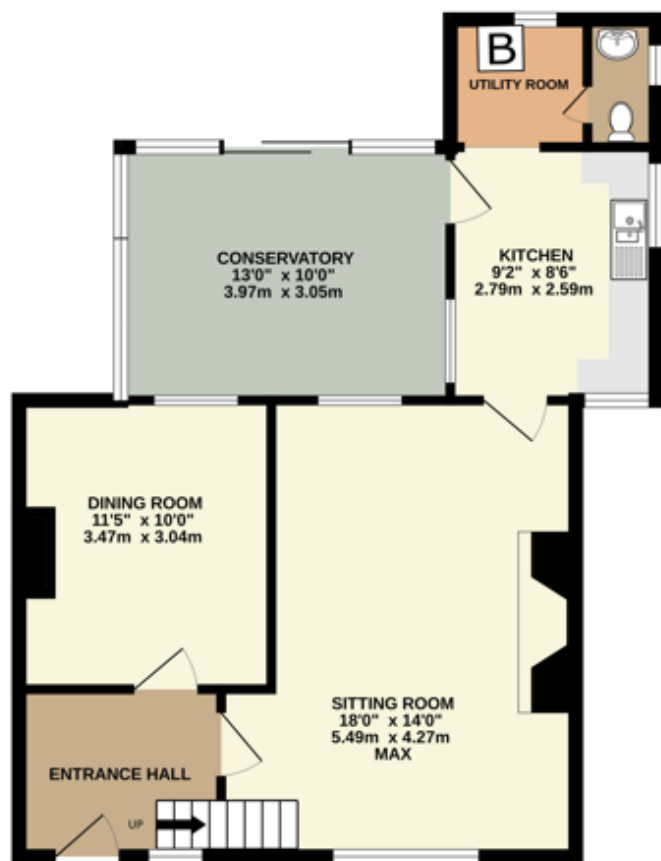


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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EPC: TBA



**Ground Floor:**

**Entrance Hall:** Dado rail. Roller blind. Staircase to first floor.

**Sitting room:** 18'0" x 14'0", (5.5m x 4.3m). Open, mock stone fireplace with hearth and timber mantle shelf over. Adjoining display recess with concealed lighting and shelving. Understairs recess. Dado rail. Roller blind.

**Dining room:** 11'5" x 10'0", (3.5m x 3.0m).

**Kitchen:** 9'2" x 8'6", (2.8m x 2.6m). 1½ bowl sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance spaces and plumbing for washing machine under. Matching range of wall mounted cupboard units with concealed lighting under. Tiled floor. Spotlights. Roller blinds. Half double glazed door to conservatory. Opening to;

**Utility room:** 5'2" x 5'1", (1.6m x 1.5m). "Camray" oil fired central heating boiler. Fitted shelves. Tiled floor. Roller blind.

**Cloakroom:** Hand basin with mixer tap, tiled splashback, and drawers and cupboards under. Low level WC. Extractor fan. Tiled floor. Roller blind.

**South-facing Conservatory:** 13'0" x 10'0", (4.0m x 3.0m). Polycarbonate roof. Fitted Venetian blinds. Tiled floor. Twin double glazed sliding patio doors to garden.

**First Floor:**

**Landing:** Hatch to roof space. Telephone point. Lovely farmland views.

**Bedroom 1:** 12'8" x 10'5", (3.9m x 3.2m).

**Bedroom 2:** 12'0" x 9'0", (3.7m x 2.7m). Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving.

**Bedroom 3:** 9'4" x 7'0", (2.8m x 2.1m). Built-in shelved cupboard. Rural views.

**Fully tiled Bathroom:** White suite of panelled bath with "Newlec" shower over. Hand basin and low level WC.

**Outside:** To the front of the property is a lawned garden with privet hedge.

A driveway to the side provides **ample parking space**, and a gate leads into a side garden, (offering potential for further parking space), with a timber framed **Greenhouse, 13'0" x 7'0", (4.0m x 2.1m), overall.**

To the rear is a well enclosed, South-facing Garden, with gravelled and paved areas a fish pond, shrubs and flower beds. Within the garden are 2 timber and felt roofed **Garden Stores, both 8'0" x 6'0", (2.4m x 1.8m)**, an octagonal **Summer House 8'0" x 6'0", (2.4m x 1.8m), max**, and an aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m).**

**Services:** Mains water, electricity and drainage are connected to the property.

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

**Tax Band:** "B".

**Note:** This is an ex-Local Authority owned House, and as such has a restriction that buyers must have lived and/or worked in Norfolk for at least the last 3 years.

