



**15 North View Drive,
WHISSONSETT.
NR20 5TB.**

**Offers sought in the region of
£180,000
Freehold**

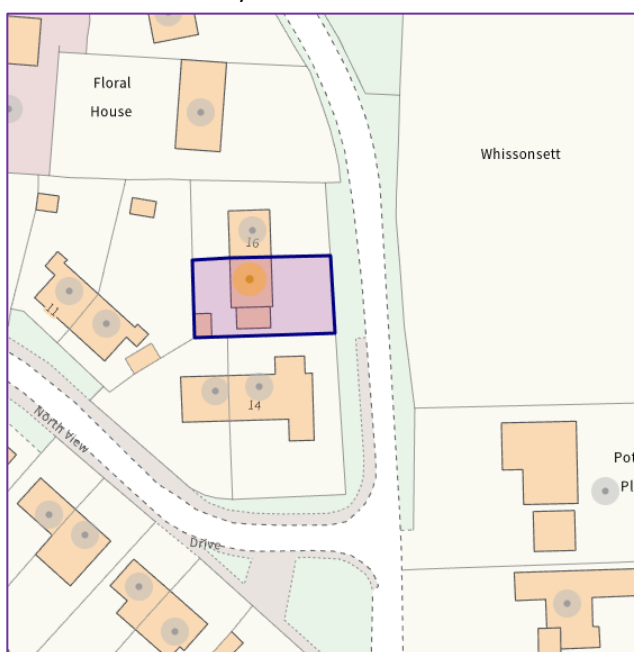
Well presented, semi-detached ex-Local Authority owned Bungalow with oil fired central heating and double glazing, well fenced gardens and ample parking space; set in a slightly elevated position with lovely, far reaching views across open farmland.

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



Directions From Fakenham take the B.1146, Dereham Road, and at 2 miles turn right into Colkirk. Continue past The Crown Public House, and take the second turning on the left as signed Whissonsett. Follow the road into the village, and bear left into New Road. The property is on the right, just before the turning to North View Drive, as marked by a for sale board.

Location: Whissonsett is a small, rural village about 5 miles South of the Market Town of Fakenham, 9 miles from Dereham, and 24 miles from the City of Norwich. The village, which has won competitions for best-kept village in 1996 and Anglia in Bloom award in 1994, has a village hall, and a fine Church dedicated to St Mary. The Church, (parts of which date from the 14th and 15th centuries), contains an Anglo-Saxon cross which is thought to date from the 10th Century.

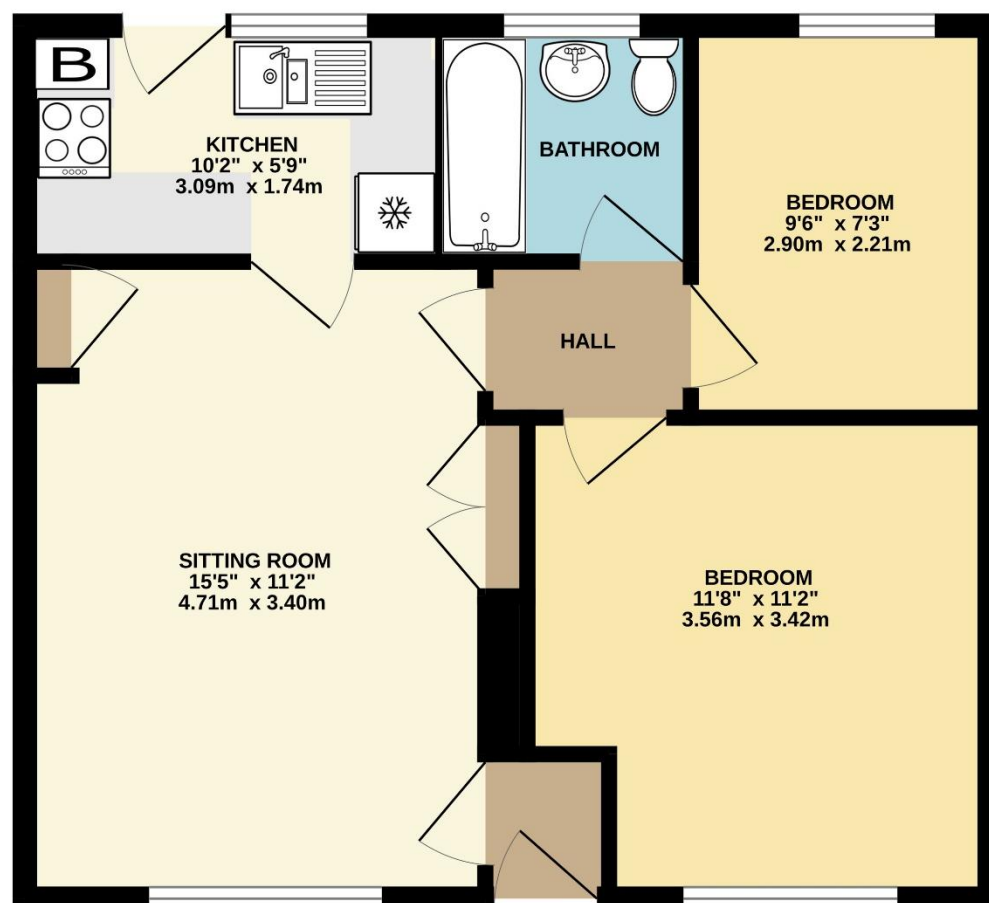


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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EPC: D



Half double glazed door to;

Entrance Hall:

Telephone point. Ceiling recessed spotlight. Fitted coat hooks.

Sitting room: 15'5" x 11'2", (4.7m x 3.1m).

Airing cupboard with double doors, radiator and slatted shelves. Meters cupboard. Ceiling recessed spotlights. Dimmer switch. TV point. Fine rural views.

Kitchen: 10'2" x 5'9", (3.1m x 1.7m).

1½ bowl stainless steel sink unit with mixer tap set in fitted work surface with tiled splashback, and cupboard, "LEC" fridge, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, with drawers and cupboards under. Fitted shelf with tiled splashback, and "Grant" oil fired central heating boiler under. "Gorenge" electric cooker with "Beko" cooker hood over. Matching range of wall mounted cupboard units with concealed lighting under. Tiled floor. Ceiling recessed spotlights. Roller blind. Half double glazed door to rear garden.

Inner Hall:

Hatch to roof space.

Bedroom 1: 11'8" x 11'2", (3.6m x 3.4m) max.

Lovely rural view. TV point.

Bedroom 2: 9'6" x 7'3", (2.9m x 2.2m).

TV point.

Bathroom:

Panelled bath with tiled surround, "Triton" shower unit and glass screen over. Pedestal hand basin with tiled splashback. Low level WC. Extractor fan. Ceiling recessed spotlights. Tiled floor. Roller blind.

Outside:

A tarmac and gravelled drive offering **ample parking space** leads to a timber and corrugated Perspex roofed **Car Port, 17'0" x 11'0", (5.2m x 3.4m)**.

A gravelled area lies to the front of the property, which offers additional **parking space**, or a wide sitting out area from where there are lovely open views across open farmland.

To the rear is a well fenced garden with lawn, gravelled area, oil tank and timber and felt roofed **Garden Store, 10'0" x 8'0", (3.0m x 2.4m)**.

Services:

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

District Authority:

Breckland District Council, Dereham. Tel: (01362) 656870.

Tax Band: "A".

