



**44 North Park,
FAKENHAM.
NR21 9RQ.**

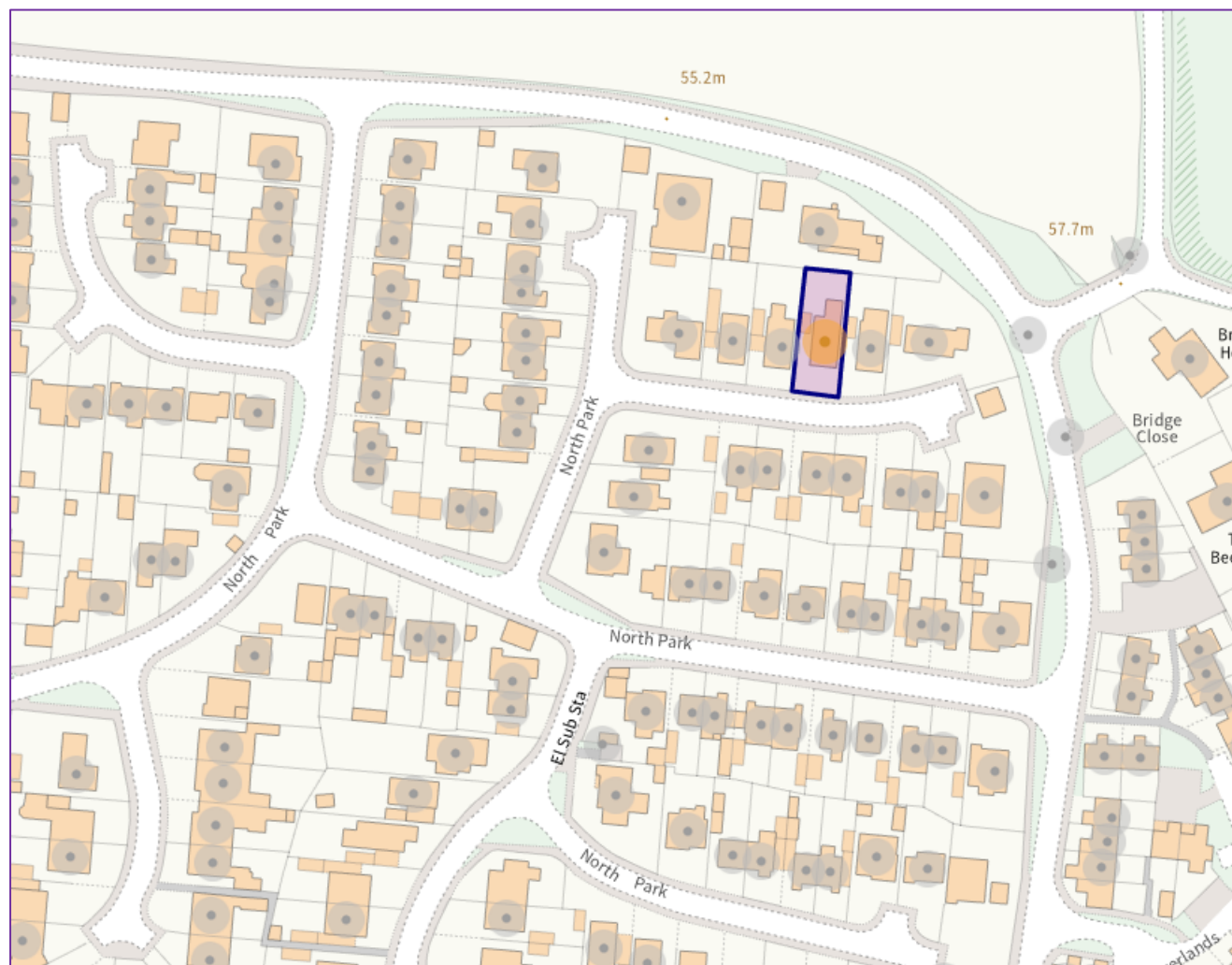
**Offers sought in the region of
£300,000**
Freehold

Beautifully presented and well appointed, detached Bungalow with extended, gas centrally heated and double glazed accommodation which includes a 19ft Sitting room, modern Kitchen with fitted appliances, Utility room, 2 Shower rooms, 2 Bedrooms and Bedroom 3/Sun Lounge.

Outside there is ample parking, a garage, and well enclosed Garden.

Located in a South-facing position, close to the end of a quiet cul-de-sac, on a popular development 1 mile from the Town Centre and walking distance from open farmland.

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 right into Highfield Road. Turn left at the traffic lights into Claypit Lane, bear left at the fork, and turn left into North Park. Take the first turning on the right, turn right again, and the property is on the left of the cul-de-sac, 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.



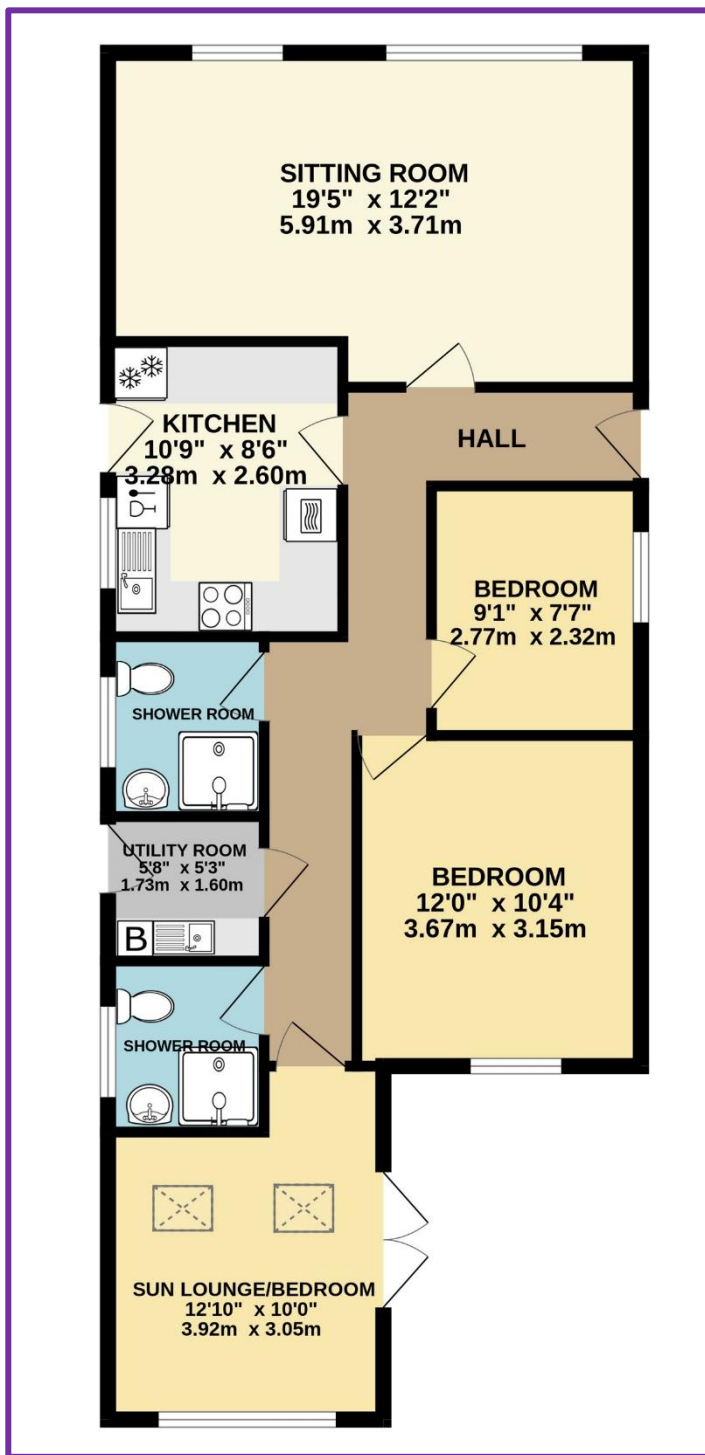
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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In recent years the property has been extensively refurbished and extended, with the provision of an attractive Garden room/bedroom 3. Other works have included the provision of new plumbing and radiators, rewiring, new double glazed windows throughout, redecorating and new floor coverings throughout.

The accommodation comprises;

Half double glazed door to;

Entrance Hall: Laminate floor. Hatch to roof space. Glazed door to;

Sitting room: 19'5" x 12'2", (5.9m x 3.7m). 2 South-facing windows to front with fitted Vertical blinds. Laminate floor.

Kitchen: 10'9" x 8'6", (3.3m x 2.6m). Sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboards, and dishwasher under. Built-in 4 ring electric hob unit with stainless steel splashback and stainless steel and glass extractor hood over. Built-in "Cooke & Lewis" electric oven with cupboard over and under. Matching range of wall mounted cupboard units with concealed lighting under. Further fitted work top with drawers and cupboards under, and adjoining fridge/freezer. Spotlights. Laminate floor. Roller blind. Half double glazed door with fitted Venetian blind to outside. Glazed door to hall.

Bedroom 1: 12'0" x 10'4", (3.7m x 3.2m). Venetian blind. TV point. Laminate floor.

Bedroom 2: 9'1" x 7'7", (2.8m x 2.3m). Venetian blind. Laminate floor.

Shower room 1: Tiled shower cubicle with glass screen door. Hand basin with mixer tap, and cupboards under. Low level WC. Tiled floor. Spotlights.

Utility room: 5'8" x 5'3", (1.7m x 1.6m). Stainless steel sink unit with mixer tap, set in fitted work top with cupboards, appliance space and plumbing for washing machine under. Fitted wall cupboard. "Vaillant" wall mounted, gas fired central heating boiler. Spotlights. Laminate floor. Half double glazed door to outside.

Shower room 2: Tiled shower cubicle with glass screen door. Hand basin with mixer tap, and cupboard under. Low level WC. Tiled floor. Spotlights.

Garden room/Bedroom 3: An attractive room with picture window and twin double glazed doors overlooking the rear garden. 2 Velux roof lights. Vertical blinds. TV point.

Outside: To the front of the property is a mainly lawned, South-facing Garden with a gravelled space for car/caravan parking. Alongside is a long, concrete, paved and gravelled drive providing further ample parking space, and leading to a detached, brick and built-up felt flat roofed Garage, 15'8" x 8'2", (4.8m x 2.5m), with electric roller entrance door, concrete floor, fitted work top & cupboards, electric light, power points and personal door.

To the rear is a further, very well enclosed garden with neat lawn, flower beds, shrubs and fruit trees, and a timber and felt roofed Garden Shed, 8'0" x 6'0", (2.4m x 1.8m).

Services: All mains services are connected to the property.

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

Tax Band: "C".

