



**26 Digby Drive,
FAKENHAM.
NR21 9QZ.**

**Offers sought in the region of
£245,000**
Freehold

Deceptively Spacious, semi-detached Bungalow with gas fired central heating, double glazing, and accommodation comprising 19ft Sitting room, Fitted Kitchen, 2/3 Bedrooms/Dining room, Conservatory and Fully tiled Shower room.

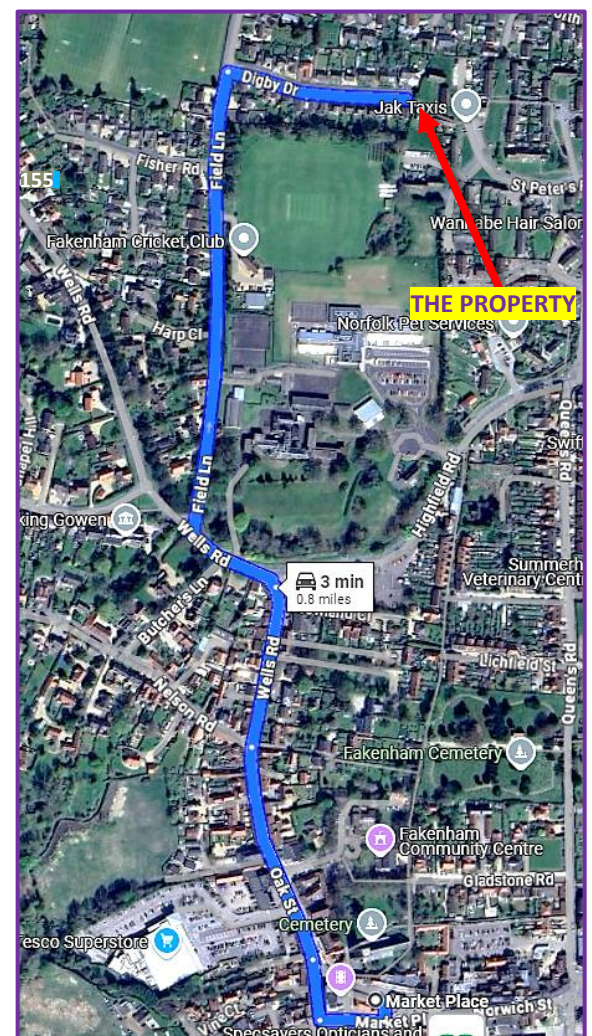
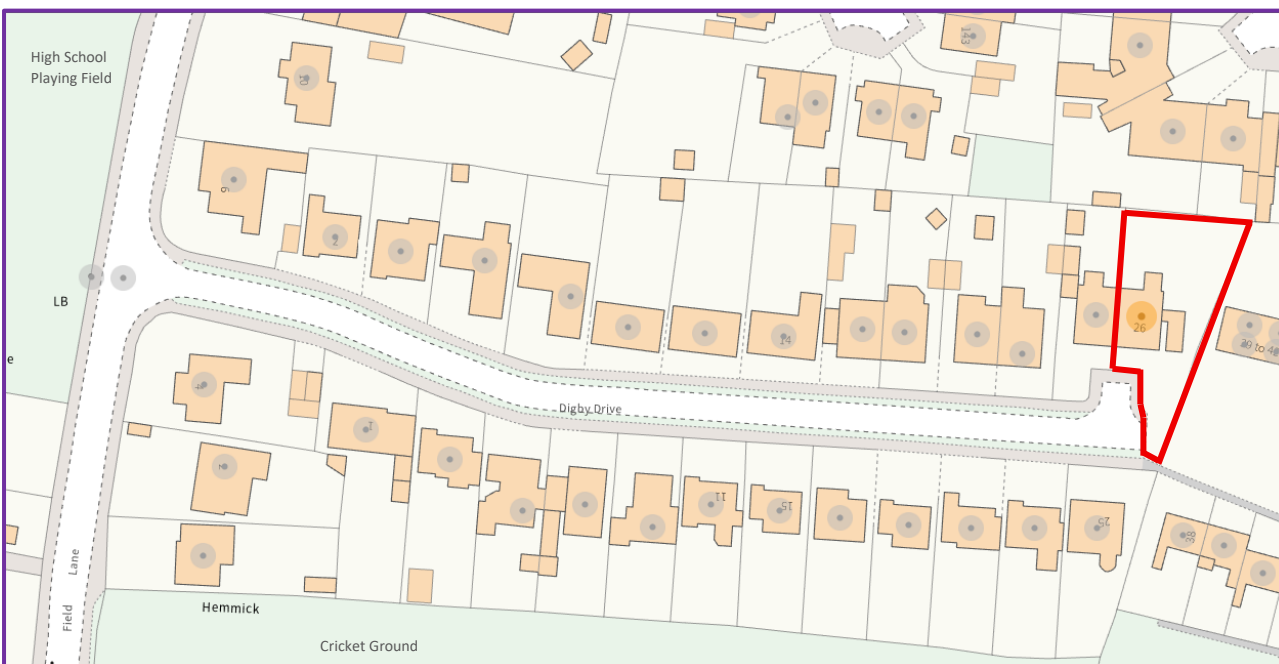
Ample car parking space, Garage, well fenced, mainly lawned corner plot Gardens with large Greenhouse and sheds.

Located at the end of a popular cul-de-sac development, within easy walking distance of the Cricket Ground, the High School and ¾ mile from the Town Centre.

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 left. Turn right into Field Lane, and take the first turning on the right after the cricket field, into Digby Drive. The property is on the left at the end 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.



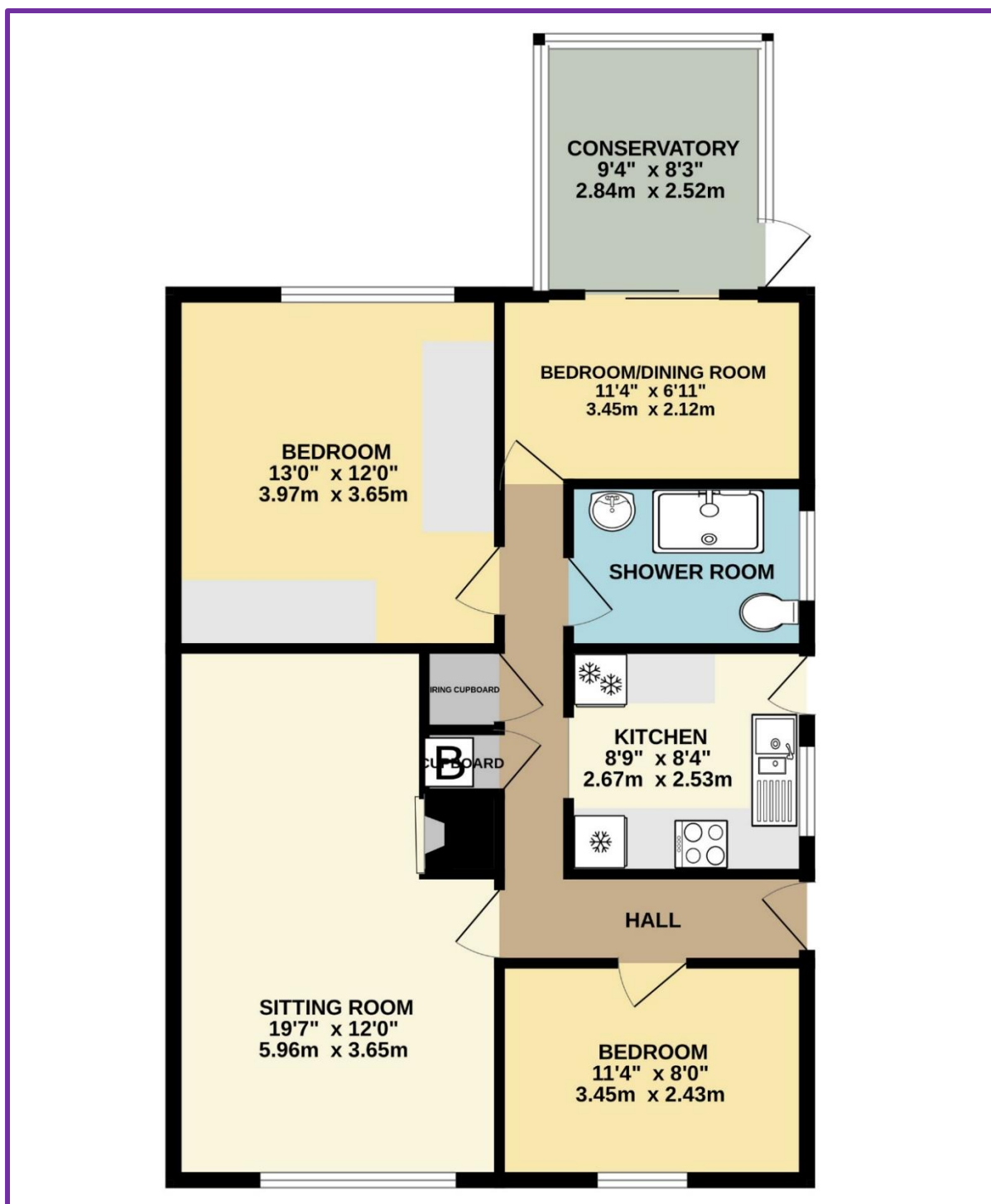
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Double glazed door to;

Entrance Hall: Laminate floor.

Sitting room: 19'7" x 12'0", (6.0m x 3.7m). Living flame gas fire with marble surround and hearth, TV point. Dimmer switches. Vertical blinds.

Inner Hall: Built-in cupboard housing "Worcester" wall mounted gas fired central heating boiler. Adjoining airing cupboard with factory lagged hot water cylinder with fitted immersion heater and slatted shelving. Laminate floor. Hatch to roof space. Arch to

Kitchen: 8'9" x 8'4", (2.7m x 2.5m). 1½ bowl sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, "Iceking" refrigerator, appliance space, plumbing for washing machine under. Built-in 4 ring electric hob unit with oven under, and "NEFF" recirculating hood over. Further fitted work top with tiled splashback, and drawer, cupboard and "Hotpoint" freezer under. Matching range of wall mounted cupboard units. Roller blind. Tiled floor. Double glazed door to outside.

Bedroom 1: 13'0" x 12'0", (6.0m x 3.7m). Triple wardrobe cupboard with sliding doors. 2 further double wardrobe cupboards with central dressing table with drawers under, and cupboards over.

Bedroom 2/Dining room: 11'4" x 6'11", (3.5m x 2.1m). Laminate floor. TV point. Double glazed sliding door to;

Conservatory: 9'4" x 8'3", (2.8m x 2.5m).

Polycarbonate roof. Laminate floor. Fitted roller window blinds. Double glazed door to rear garden.

Fully tiled Shower room:

Shower cubicle with "Aqualisa" fitting, and sliding glass screen door. Pedestal hand basin with shaver point over. Low level WC. Heated towel rail. Tiled floor. Roller blind.

Bedroom 3: 11'4" x 8'0", (3.5m x 2.4m).

Laminate floor. TV point. Vertical window blinds.

Outside: A concrete drive leads from the end of the cul-de-sac to ample gravelled car parking space and to a brick and built-up felt, flat roofed Garage, 16'0" x 8'3", (4.9m x 2.5m), with up & over door, concrete floor and electrical connection.

Immediately to the rear of the property is a part covered, paved patio area with step up to a further paved patio, and timber and felt roofed Shed 6'8" x 6'0", (2.0m x 1.8m). There is a good sized rear garden, laid mainly to lawn, with attractive flower and shrub borders, an aluminium framed Greenhouse, 12'0" x 8'0", (3.7m x 2.4m), and a further timber and felt roofed Garden Store, 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: "B".

EPC: TBA.

