Bailey Bird & Warren

Independent Estate Agents & Surveyors



98 North Park, FAKENHAM. NR21 9RH.

Offers sought in the region of £315,000

Freehold

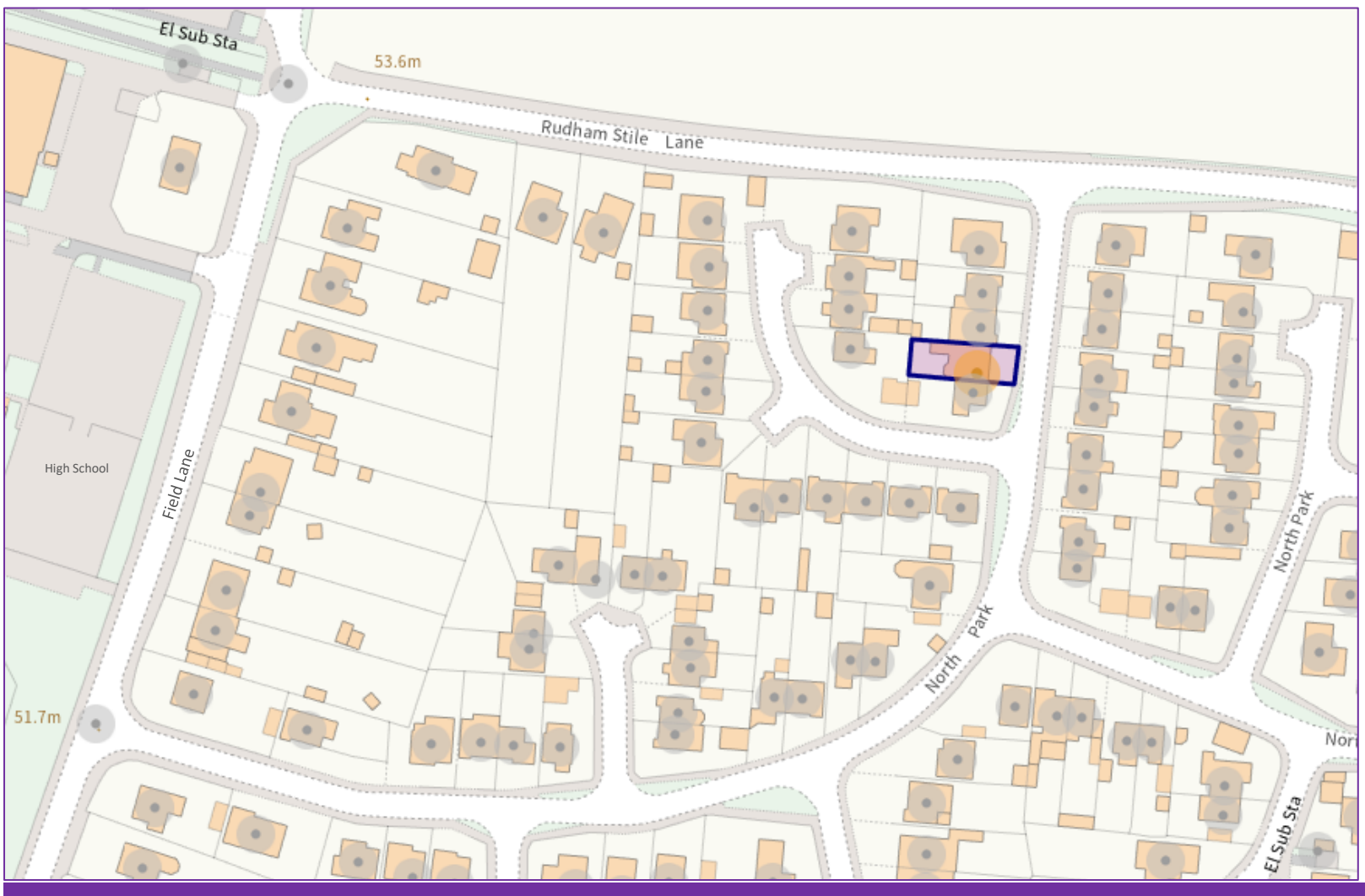
Extended, semi-detached modern House with spacious, gas centrally heated and leaded, double glazed windows.

The accommodation includes a 22ft entrance hall, shower/cloakroom, a bright Sitting room leading through to a well fitted Kitchen/Dining room and Conservatory. On the 1st floor there are 3 bedrooms, a well fitted Bathroom and a Study which could easily be adapted to provide a 4th Bedroom.

Outside there is ample parking space, a 21ft Garden Room with Hot Tub, and a well enclosed Garden.

Conveniently located a stone's throw from farmland, within easy walking distance of the High School and Sports Centre with swimming pool (opening 2027) and 1 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 second turning on the right after the cricket field, into North Park. Follow the road around to the left, and the property is on the left just after the second cul-de-sac, and just before the 'T' junction with Rudham Stile Lane., 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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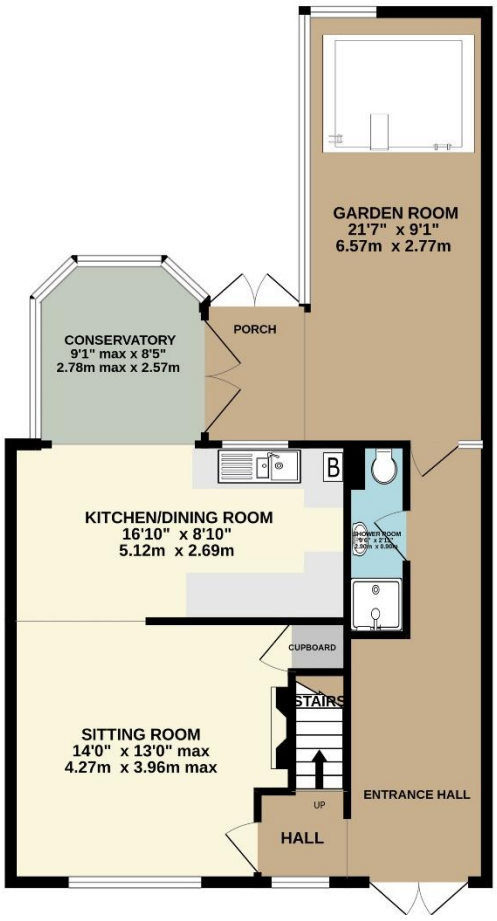
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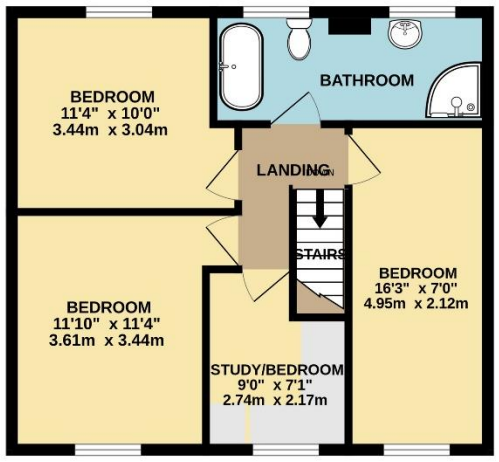
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RICS





Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.
Tax Band: "B".

EPC: C.











Ground Floor: Twin double glazed doors to;

Long Entrance Hall: 21'10" x 7'0", (6.7m x 2.1m) max. Laminate floor. Ceiling recessed spotlights. Half leaded, double glazed door to Garden Room.

Shower/Cloakroom: Fully tiled shower cubicle with glass screen door. Hand basin with tiled splashback. Low level WC. Heated towel rail. Ceiling recessed spotlights and 2 wall lights. Laminate floor.

Sitting room: 14'0" x 13'0", (4.3m x 4.0m) max. Mock fireplace surround with hearth. Understairs cupboard. Fitted vertical blinds. Telephone point. Dado and wainscot. Opening to;

Kitchen/Dining room: 16'10" x 8'10", (5.1m x 2.7m). 1½ bowl ceramic sink unit with brass mixer tap, set in fitted wooden work surface with tiled splashback, and drawers, cupboards, appliance spaces and plumbing for washing machine and dishwasher under. Built-in extractor hood. Matching range of wall mounted cupboard units. Laminate floor. Opening to;

Conservatory: 9'1" x 8'5", (2.8m x 2.6m) max, with fitted seating with storage under. Laminate floor. Fitted vertical blinds. Twin double glazed doors to porch, garden room and rear garden.

First Floor:

Landing: Hatch to roof space.

Bedroom 1: 11'10" x 11'4", (3.6m x 3.4m) max. Centre light & 2 wall light points. Laminate floor.

Bedroom 2: 11'4" x 10'0", (3.4m x 3.0m) max. Ceiling recessed spotlights. Laminate floor.

Bedroom 3: 16'3" x 7'0", (5.0m x 2.1m). Ceiling recessed spotlights. Laminate floor.

Study/Bedroom 4: 9'0" x 7'1", (2.7m x 2.2m). Fitted shelf and built-in desk with cupboards under. Fitted wardrobe cupboard. Laminate floor. Vertical blinds.

Bathroom: White suite of free standing bath with brass mixer tap/shower fitting over. Pedestal hand basin . Low level WC. Tiled shower cubicle with 'drench' shower head, and glass screen door. Extractor fans. Part timber panelled walls. Ceiling recessed spotlights. Vertical blinds.

Outside: To the front of the property is a **wide, gravelled car parking space**, with room for 3 or 4 cars.
Immediately to the rear of the property, and approached off the conservatory, is a **porch** with twin double glazed doors opening onto the rear garden, and leading through to a **Garden Room: 21'7" x 9'1", (6.6m x 2.8m),** with hot tub (will be removed if not wanted), polycarbonate roof, power points and water tap.

The rear garden is very well enclosed, and laid partly to brick effect paving, and artificial glass with flower and shrub borders, and having **2 Garden Stores.**





