



**55 Gwyn Crescent,
FAKENHAM.
NR21 8NE.**

**Offers sought in the region of
£200,000
Freehold**

South-facing, semi-detached, modern Bungalow with gas centrally heated and double glazed accommodation, car parking space, Garage and mainly lawned Gardens: Located in a sought after cul-de-sac development, within 1 mile of the Town Centre.

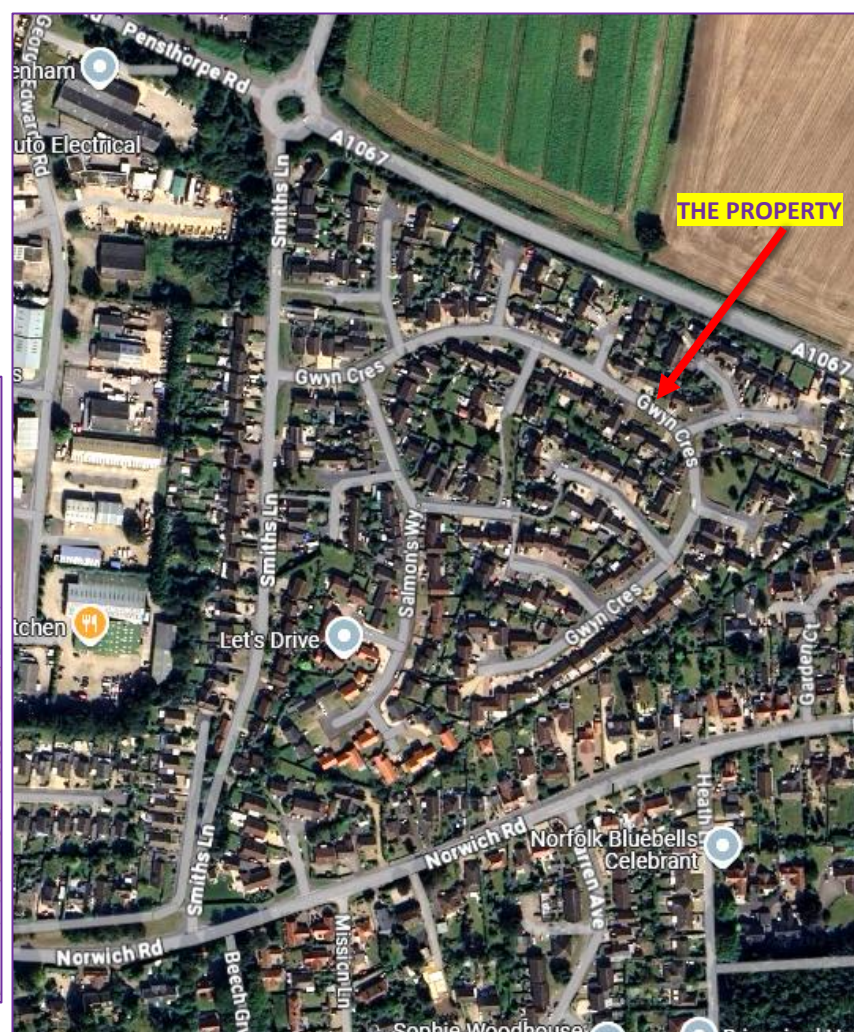
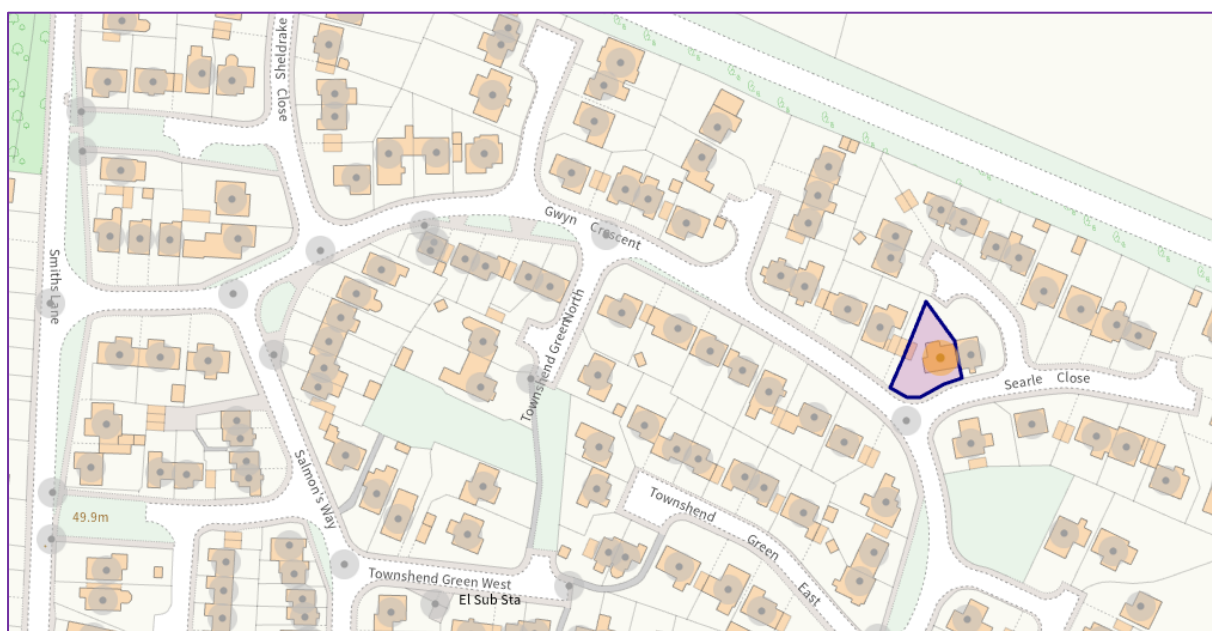
Enclosed Entrance Porch, Lobby, Sitting room with open fireplace, Inner Hall, Kitchen, Utility/ Breakfast Area, 2 Bedrooms, and Fully tiled Wet Room.

Driveway providing off-street car parking, leading to a brick & tiled Garage. Gardens to front & rear.

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

Directions: From the Town Centre take Norwich Road, and at ¼ mile turn left into Smiths Lane. Turn right into Gwyn Crescent, and the property is on the left, just before the turning to Searle Close, 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.



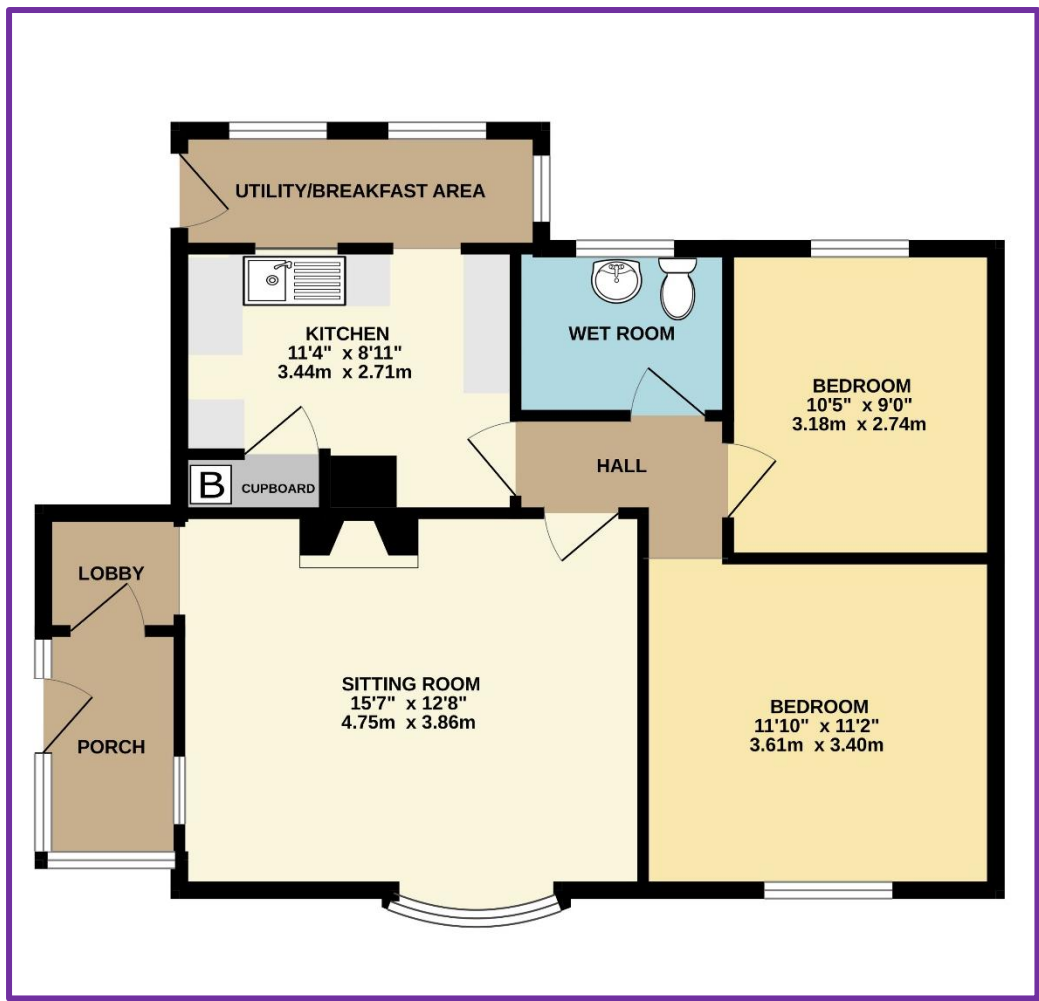
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Half double glazed door to;

Enclosed Entrance Porch:

Brick weave floor. Polycarbonate roof. Lantern light. Half double glazed door to;

Sitting room: 15'7" x 12'8", (4.8m x 3.9m).

Open fireplace with stone effect surround, matching mantle shelf and hearth. Free-standing flame effect electric stove. Telephone point. TV point. Centre light and 2 wall lights. Roller blinds. Glazed door to;

Inner Hall:

with hatch to roof space.

Kitchen: 11'4" x 8'11", (3.4m x 2.7m).

Stainless steel sink unit with mixer tap, set in fitted work surface with tiled surround, and cupboards, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, and drawers and cupboards under. Fitted shelf with tiled splashback, and cupboard under. Matching range of wall mounted cupboards. "Zephyr" recirculating hood. Built-in cupboard with "Vaillant" wall mounted gas fired central heating boiler. Ceiling recessed spotlights. Arched openings to;

Utility/Breakfast Area: 12'2" x 4'0", (3.7m x 1.2m).

A double aspect room with appliance space. Ceiling recessed spotlights. Roller blinds. Half double glazed, stable type door to outside.

Bedroom 1: 11'10" x 11'2", (3.6m x 3.4m).

TV point. Telephone point. Roller blind.



Bedroom 2: 10'5" x 9'0", (3.2m x 2.7m).

Fitted shelves. Roller blind.

Fully tiled Wet Room:

"Mira" shower fitting. Pedestal hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Roller blind.

Outside:

A concrete and brick weave drive providing **off street parking**, leads to an end-terraced, brick and tiled **Garage, 17'0" x 8'7", (5.2m x 2.6m)**, with electric up & over entrance door, concrete floor, and electrical connection.

To the front of the property is a South facing, mainly lawned garden with shrubs, and to the rear is a further, well enclosed Garden with lawn, brick weave patio area, shrubs and trees including an apple tree. Plastic garden storage box and further plastic **Store**.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "B".

EPC: TBA.