



**145 Holt Road,
FAKENHAM.
NR21 8JF.**

**Offers sought in the region of
£500,000**
Freehold

Spacious, detached, individual Family Residence with gas centrally heated and double glazed accommodation, including 20ft Sitting room, 22ft Conservatory, Dining room, Kitchen/Breakfast room, 4 Bedrooms and Family Bathroom.

The property is set in its own mature Gardens extending, in all to just under $\frac{1}{2}$ acre with ample parking space, Garage, workshop and Stores.

Located in a sought after position within easy walking distance of 2 supermarkets, the Doctor's Surgery and $\frac{1}{2}$ mile from the Town Centre.

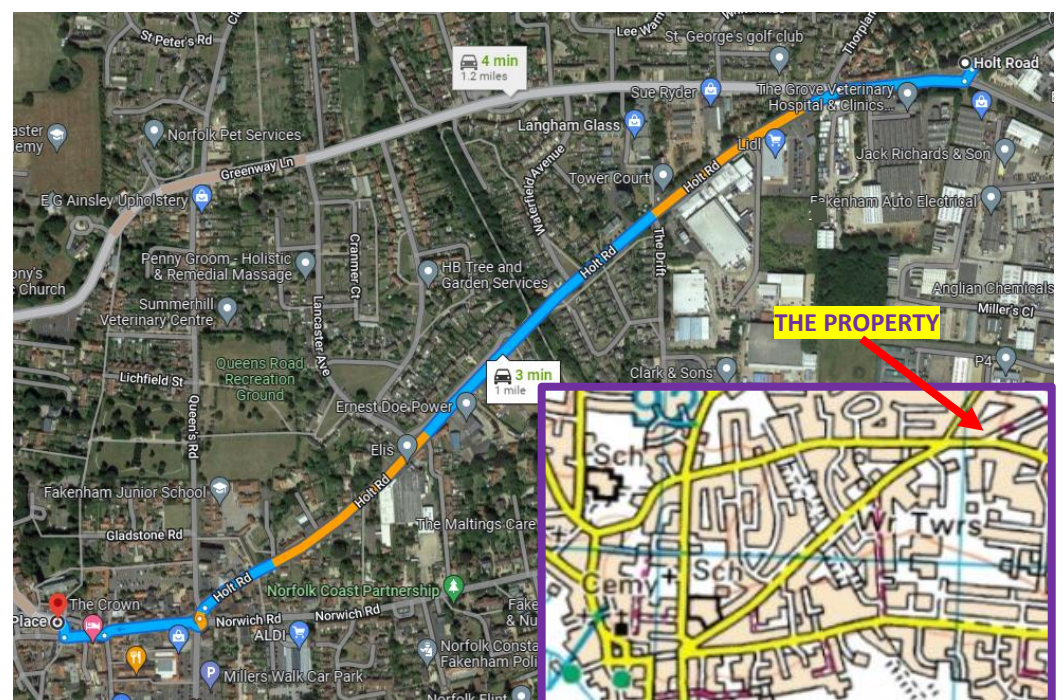
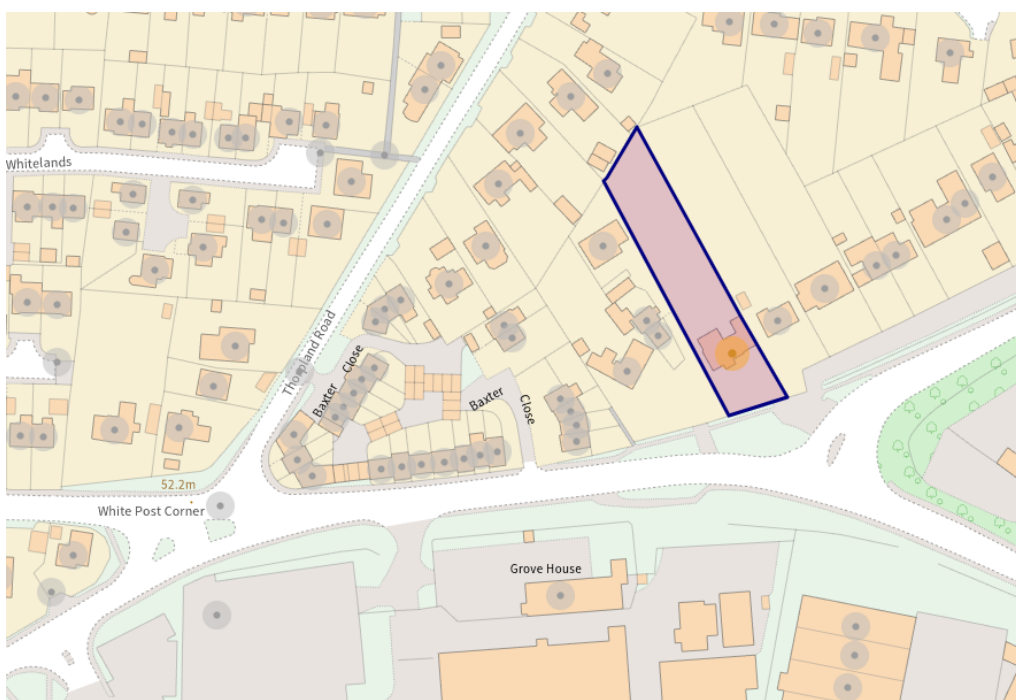
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Town Centre take Holt Road, and at the junction with Greenway Lane, turn right. Take the first turning on the left, (onto the old Holt Road), and the property is immediately on the left, 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.

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

EPC: TBA.



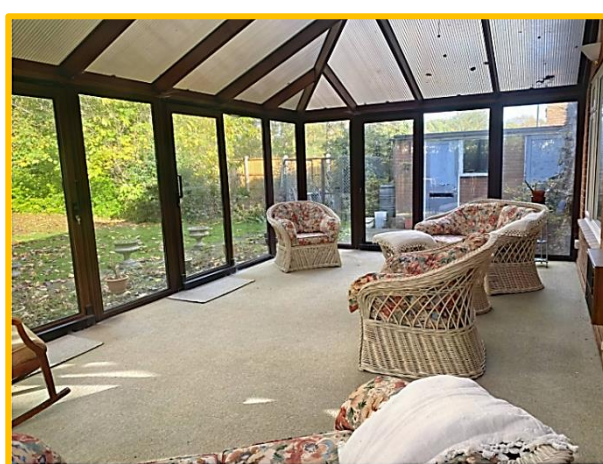
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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Ground Floor: Double glazed door to;

Entrance Hall: Under-stairs cupboard. Dado rail. Telephone point. 2 wall lights.

Cloakroom: Hand basin set in fitted vanity shelf with cupboard, appliance space and plumbing for washing machine under. Low level WC. Tiled floor.

Sitting room: 19'9" x 11'10", (6.0m x 3.6m). Brick fireplace with living flame gas fire, quarry tiled hearth, mantle shelf and adjoining TV shelf. 4 wall lights and centre light. TV point. Vertical window blinds. Glazed door to hall. Double glazed sliding patio door to;

Conservatory: 22'5" x 13'0", (6.8m x 4.0m). "Dimplex" electric heater. Electric light/fan. Polycarbonate roof. 2 wall lights. Double glazed doors to garden.

Dining room: 12'1" x 10'10", (3.7m x 3.3m). Glazed door to entrance hall.

Kitchen/Breakfast room: 19'9" x 11'10", (6.0m x 3.6m). 1½ bowl sink unit set in fitted work surface with tiled splashback, and drawer, cupboards and appliance space under. Built-in 4 ring electric hob unit with tiled splashback and extractor hood over. Built-in electric oven and grill with cupboard over and under, and adjoining integral fridge and freezer. Further fitted work top with tiled splashback, and drawers and cupboards under. Matching range of wall mounted cupboard units with concealed lighting under. Fitted breakfast bar. Fitted shelves. Built-in broom cupboard. Shelved and ventilated larder cupboard. Tiled floor. Spot lights. Vertical blinds. Double glazed door to;

Side Passage: With corrugated Perspex roof. Stable type door to front. Latch door to rear. Latch door to garage.

First Floor:

Galleried Landing: Hatch to roof space. 2 double and 1 single wall light.

Bedroom 1: 12'11" x 11'10", (3.9m x 3.6m).

Bedroom 2: 11'10" x 6'10", (3.6m x 2.0m). Telephone point.

Bedroom 3: 10'10" x 10'8", (3.3m x 3.2m). 2 built-in double wardrobe cupboards with louvered doors, hanging rail, and cupboard over.

Bedroom 4: 10'10" x 8'8", (3.3m x 2.6m)

Fully tiled Bathroom: Coloured suite of timber panelled bath with mixer tap/shower fitting over. Pedestal hand basin. Low level WC. Shower cubicle with "Mira" fitting and glass screen door. Airing cupboard with lagged copper hot water cylinder, fitted immersion heater and slatted shelving. Timber ceiling with ceiling recessed spotlights. Timber floor. Shaver point. Fitted mirror.

Outside: To the front of the property a gravelled drive leads to ample gravelled car parking space and a turning area, screened from the road by mature trees and shrubs. Adjoining the property is a **Garage, 20'6" x 10'0", (6.2m x 3.0m)**, with up & over door, concrete floor, electrical connection and "Viessmann" wall mounted gas fired central heating boiler. A **lobby** leads through to a **Workshop/Store, 11'1" x 7'11", (3.4m x 2.4m)**, with fitted work bench, electrical connection and door to outside. Further adjoining **Store**.

Immediately to the rear of the property is a wide, paved patio area. Beyond lies a long, mainly lawned garden with a variety of mature shrubs and trees. At the far end is a timber and felt roofed **Garden Store, 10'0" x 8'0"**.

The gardens are an attractive feature of the property, and extend, in all, to about **0.4 acre (0.2ha)** (stms).

Overage Agreement: In the event that Planning Consent is granted for development on the site, this would trigger a claw-back payment to the Vendor of 25% of the uplift in value, with a time limit of 25 years from the date of completion of this sale.

Services: All mains services are connected to the property.

