



## 45 Rudham Stile Lane, FAKENHAM.

NR21 8JN.

Offers in the region of  
**£325,000**

Freehold

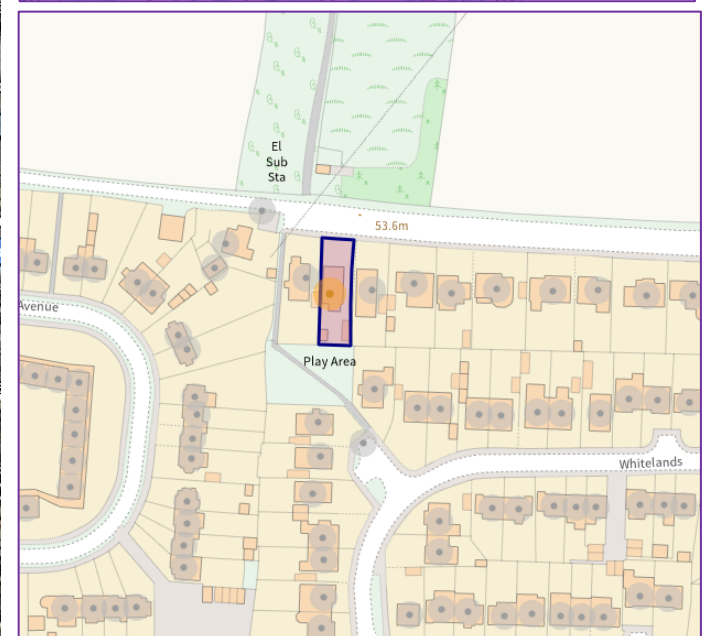
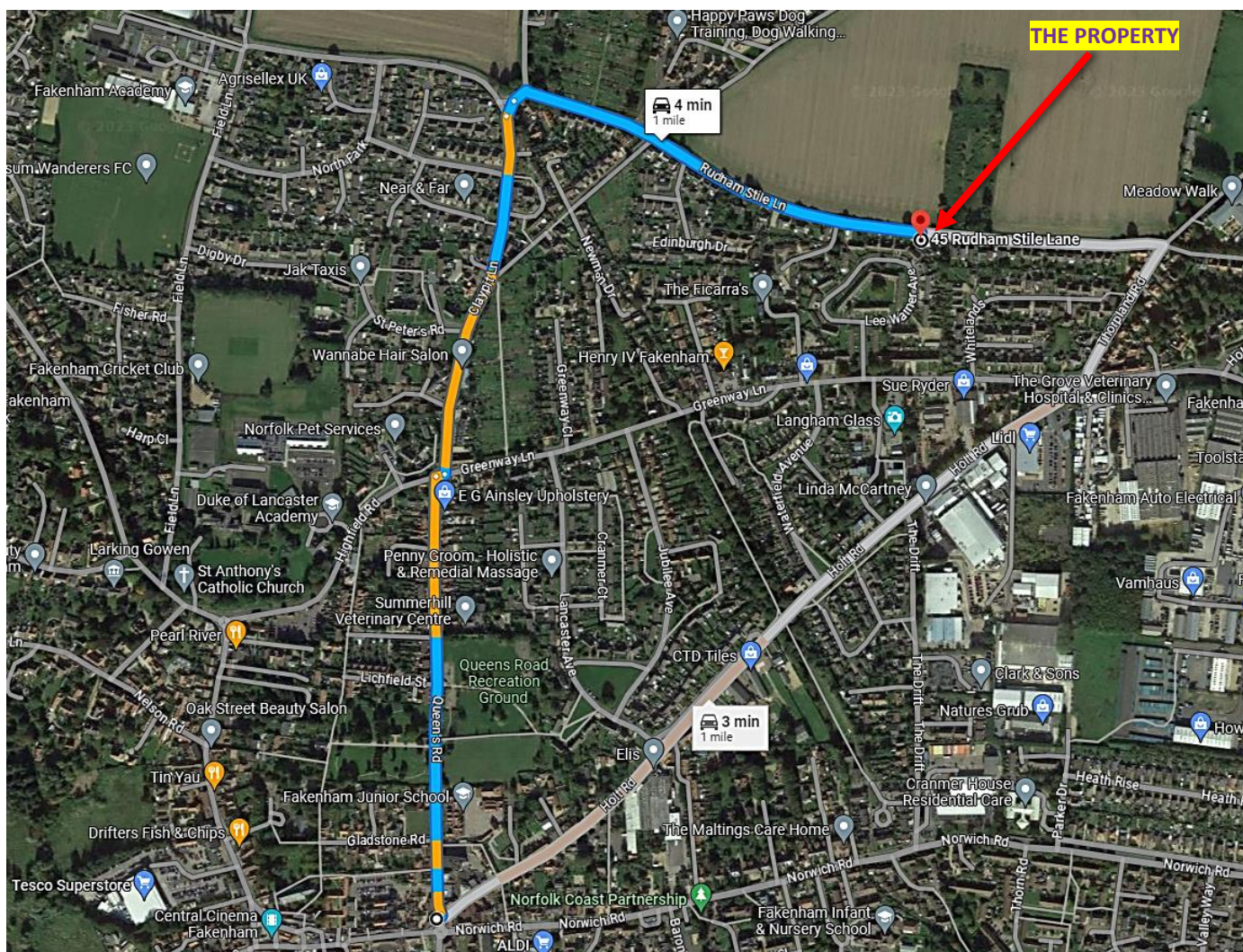
Detached, modern-style Bungalow with gas fired central heating and double glazing, garage, ample off street parking, and a well fenced, South-facing Garden to the rear backing onto a children's play area.

The property is located close to open farmland, on the Northern outskirts of the Town, about 1 mile from the Town Centre.

**Ground Floor:** Entrance Hall, Sitting room, South-facing Conservatory, Well Fitted Kitchen, Fully tiled Shower room and 3 bedrooms.

**Outside:** Long driveway providing ample off street car parking. Detached Garages. Lawned garden to front. Enclosed Garden to rear.

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



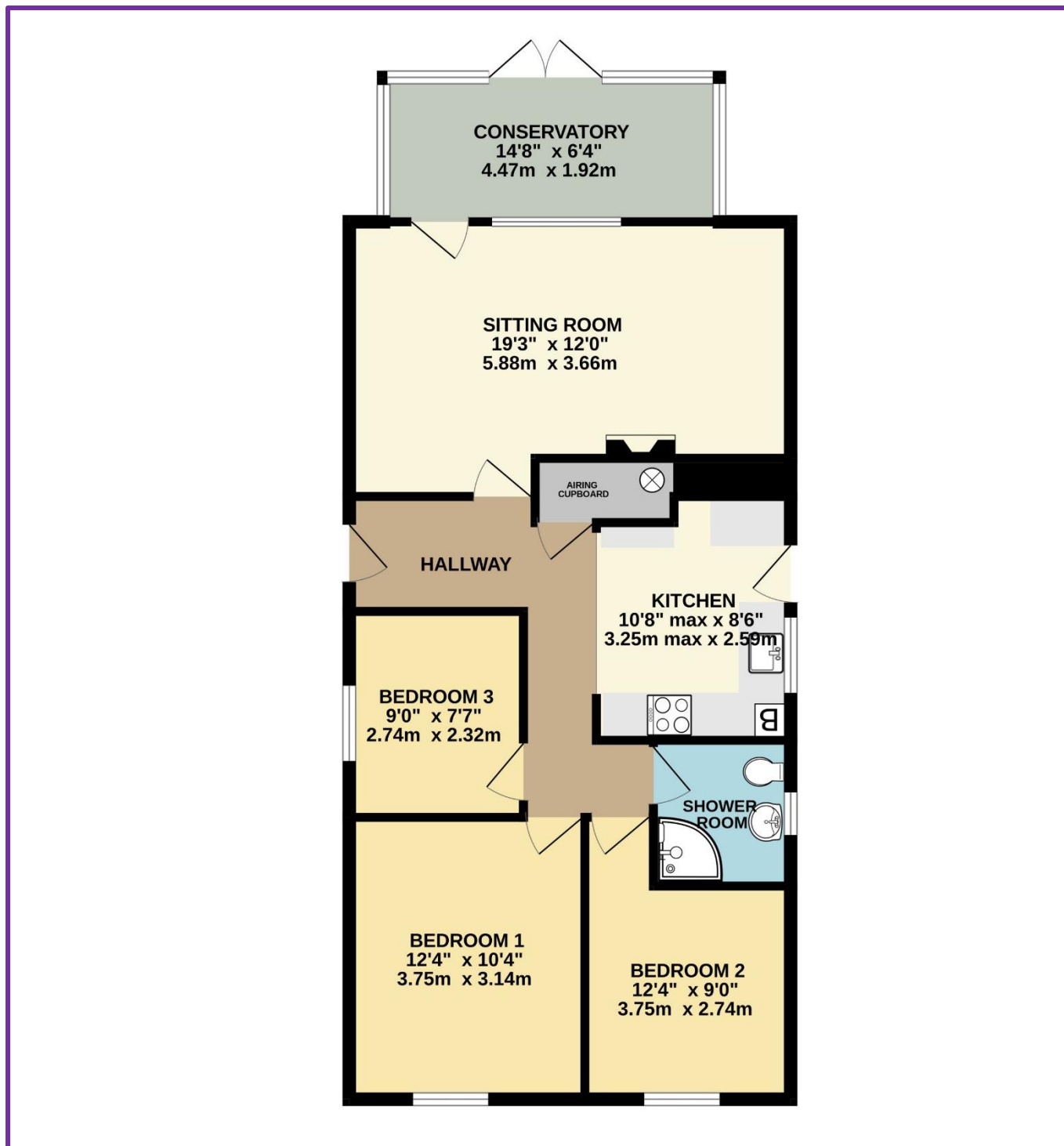
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double glazed door to;

**Side Entrance Hall:**

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving, Hatch to roof space. Telephone point. Opening to kitchen.

**Sitting room: 19'3" x 12'0", (5.9m x 3.7m).**

Electric fire set in fireplace surround. Half double glazed door to;

**South-facing Conservatory: 14'8" x 6'4", (4.5m x 1.9m).**

Polycarbonate roof. Fitted roller blinds. Spot lights. Twin double glazed doors to rear garden.

**Fitted Kitchen: 10'8" x 8'6", (3.3m x 2.6m).**

Stainless steel bowl with pedestal mixer tap, set in granite fitted work surface with tiled splashback, and cupboards, appliance space and plumbing for washing machine under. Built-in "Hotpoint" 4 ring electric hob unit with "Bosch" electric oven under, and stainless steel extractor hood over. Matching range of wall mounted cupboard units. "Worcester" wall mounted gas fired central heating boiler. Further fitted work top/breakfast bar with drawer and cupboard under. Further fitted cupboards, shelves and appliance space. Ceiling recessed spot lights. Laminate floor. Roller blind. Half double glazed door to outside.

**Fully tiled Shower room:**

Shower cubicle with "Mira" fitting and sliding glass screen doors. Pedestal hand basin with pedestal mixer tap. Low level WC. Heated towel rail. Ceiling recessed spotlights. Shaver point. Laminate floor. Roller blind.

**Bedroom 1: 12'4" x 10'4", (3.8m x 3.1m).**

**Bedroom 2: 12'4" x 9'0", (3.8m x 2.7m) max.**

**Bedroom 3: 9'0" x 7'7", (2.7m x 2.3m).**

**Outside:**

Twin metal gates lead to a long, gravelled and concrete driveway, providing **ample off street car parking**. At the end of the drive is a detached, brick and built-up felt, flat roofed **Garage, 22'0" x 9'9", (6.7m x 3.0m)**, with up & over door, concrete floor, strip light, power points, and personal door.

A matching pedestrian gate leads from the roadside into the front garden, which is laid mainly to lawn with a number of shrubs.

To the rear is a well enclosed, South-facing garden with lawn, small paved patio area and timber **Garden Store**.

**Services:**

All mains services are connected to the property.

**District Authority:**

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

**Tax Band: C.**

**EPC: TBA.**

