



## 1 Gwyn Crescent, FAKENHAM. NR21 8NB.

Offers sought in the region of  
**£265,000**  
Freehold

Detached, modern Bungalow with extended, gas centrally heated and double glazed 2 bedroomed accommodation, garage and enclosed garden, situated on a corner plot, within walking distance of 2 Supermarkets and the Doctor's Surgery and 1½ miles from the Town Centre.

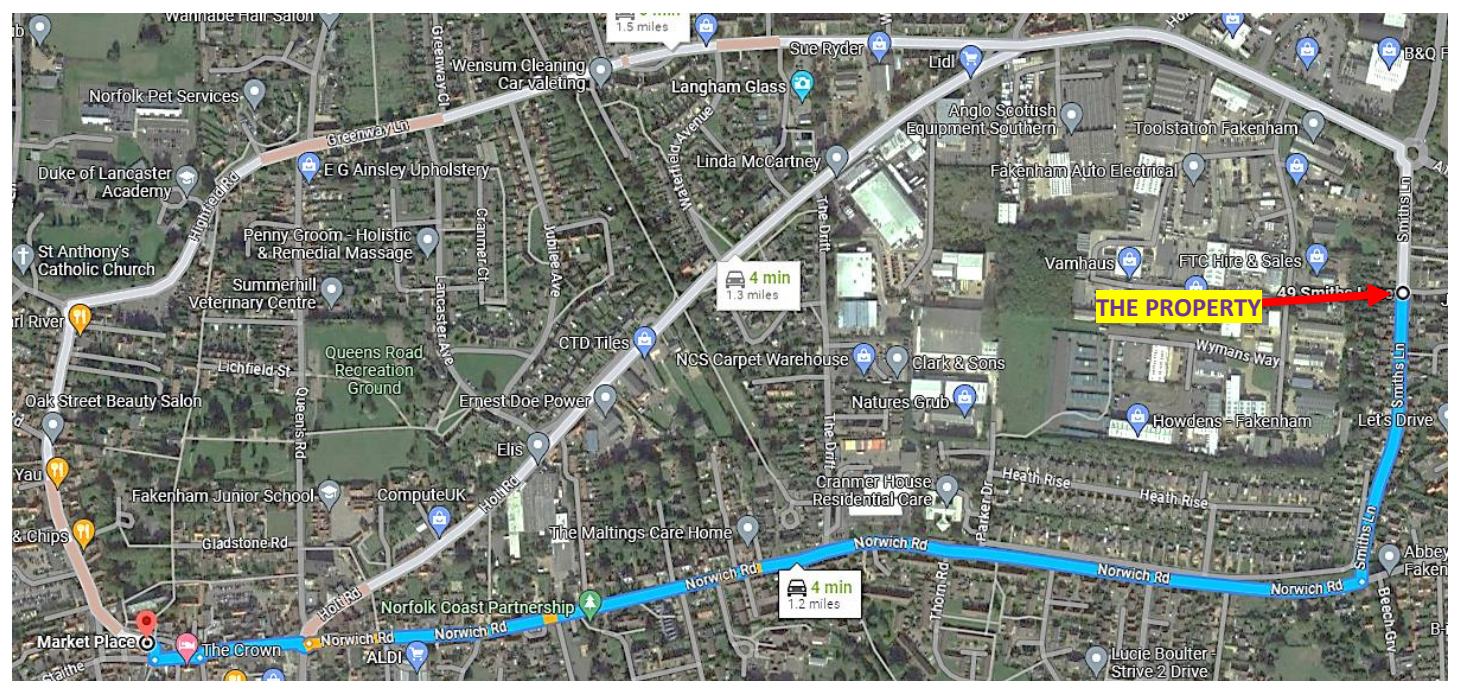
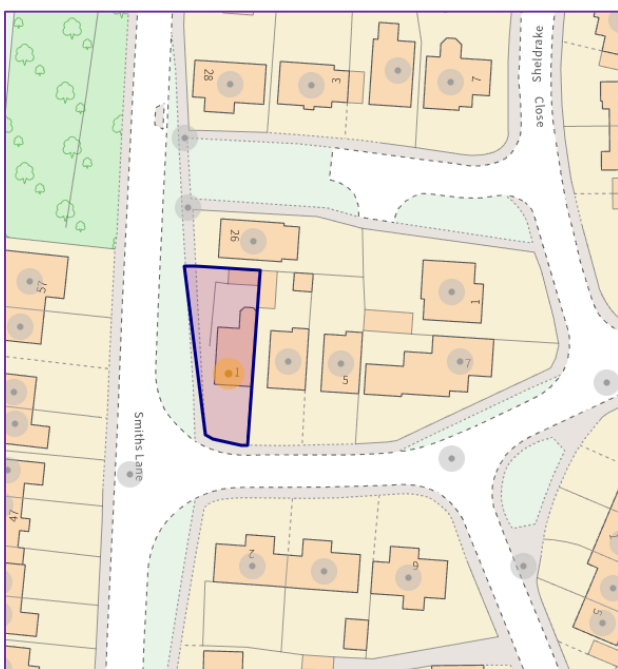
The property comprises: Entrance Porch, Entrance Hall, Sitting room, Inner Hall/Study, Fitted Kitchen, Bathroom and 2 Bedrooms.

Outside: Drive/car parking space, detached Garage, open-plan front Garden and well enclosed rear Garden with modern Garden Room.

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

**Directions:** From the Town Centre take Norwich Road, and at 1 mile turn left into Smiths Lane. The property is on the right, by the turning to Gwyn Crescent, 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 sportig 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.

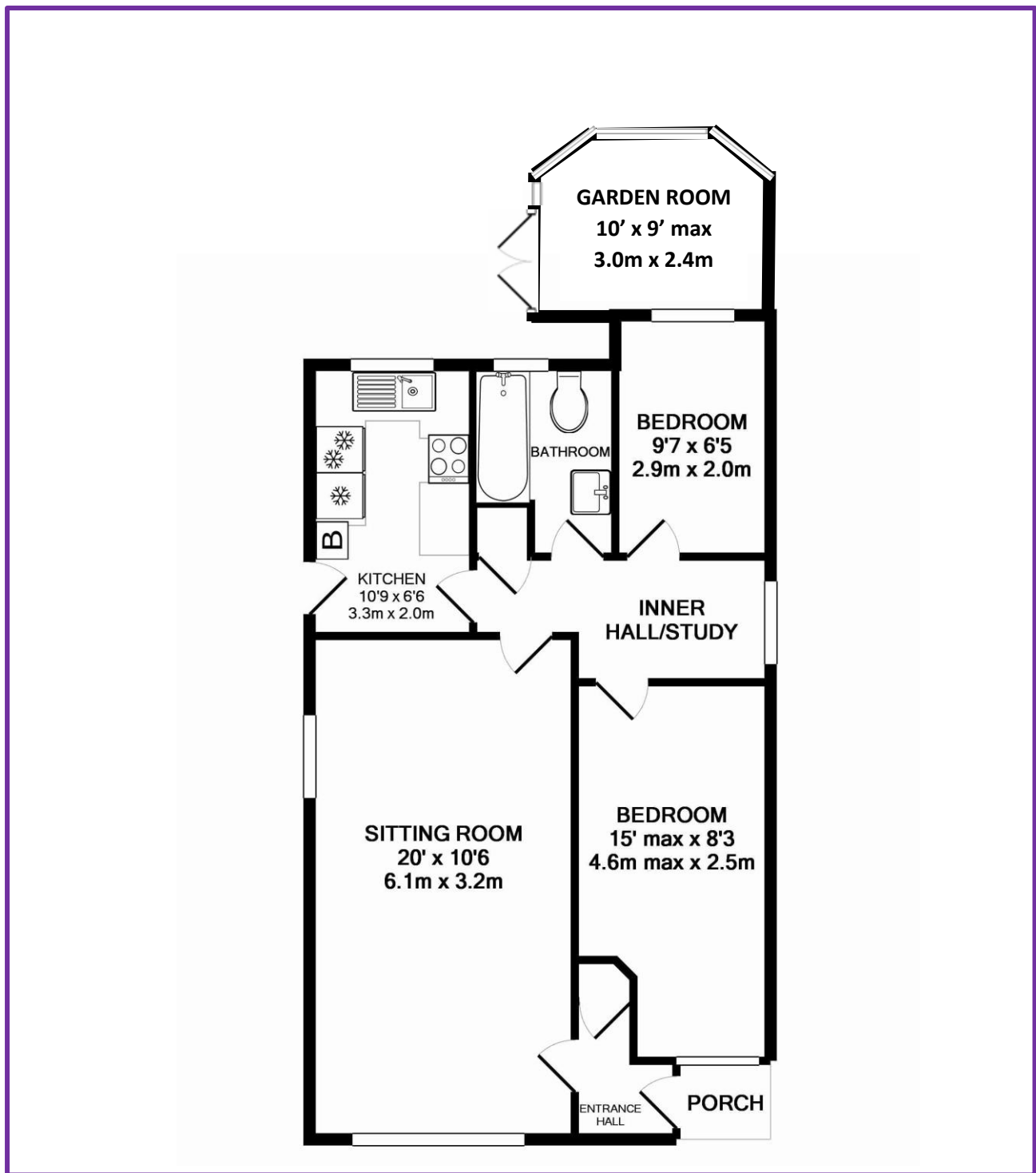


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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**Entrance Porch:** with tiled floor and half double glazed door to;

**Entrance Hall:** Built-in coats cupboard. Artexed ceiling.

**Sitting room:** 20'0" x 10'6", (6.1m x 3.2m). A double aspect room. Telephone point. TV point with booster. Coved and artexed ceiling. Vertical window blinds. Door to;

**Inner Hall/Study:** 12'4" x 5'0", (3.7m x 1.5m) max. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space with fitted loft ladder. Vertical window blinds. Artexed ceiling.

**Kitchen:** 10'9" x 6'6", (3.3m x 2.0m). Stainless steel sink unit set in fitted work surface with tiled splashback, and drawer, cupboards, appliance spaces and plumbing for washing machine under. Further fitted work top with tiled splashback, and drawers under. Matching range of wall fitted cupboard units. Wall mounted gas fired central heating boiler. Artexed ceiling. Tiled floor. Roller blind. Half double glazed door to;

**Side Hall:** with tiled floor, and ceiling recessed spotlights. Half double glazed doors to front and rear gardens.

**Bedroom 1:** 15'0" x 8'3", (4.6m x 2.5m) max. Telephone point. Wall fitted mirror. Artexed ceiling. Vertical blinds.

**Bedroom 2:** 9'7" x 6'5", (2.9m x 2.0m). Artexed ceiling. Vertical blinds.

**Half tiled Bathroom:** White suite of panelled bath with shower and mirror over. Low level WC. Pedestal hand basin with shaver point over. Roller blind. Artexed ceiling.

**Outside:** To the front of the property is a neat lawned garden with flower borders. To the rear is a further, well enclosed Garden with lawn, further flower and shrub borders, and an attached **Garden Room, 10'0" x 9'0", (3.0m x 2.4m) max**, with TV point, spotlights, vertical blinds, and twin double glazed doors opening onto the garden.. Outside light. Outside tap. A drive/**car parking space** leads off Smiths Lane to a detached, brick and built-up felt flat roofed **Garage, 17'0" x 8'2", (5.1m x 2.4m)**, with electric roller entrance door, concrete floor, strip light, power points and half double glazed personal door into the rear garden.

**Services:** All mains services are connected to the property.

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

**Tax Band:** "C".

**EPC:** D.

