



35 Whitelands, FAKENHAM. NR21 8EW.

**Offers sought in the region of
£275,000**

Freehold

Spacious, detached Chalet Bungalow with gas centrally heated and double glazed 4 bedroomed accommodation, well enclosed garden, garage, work shop/store and ample car parking space.

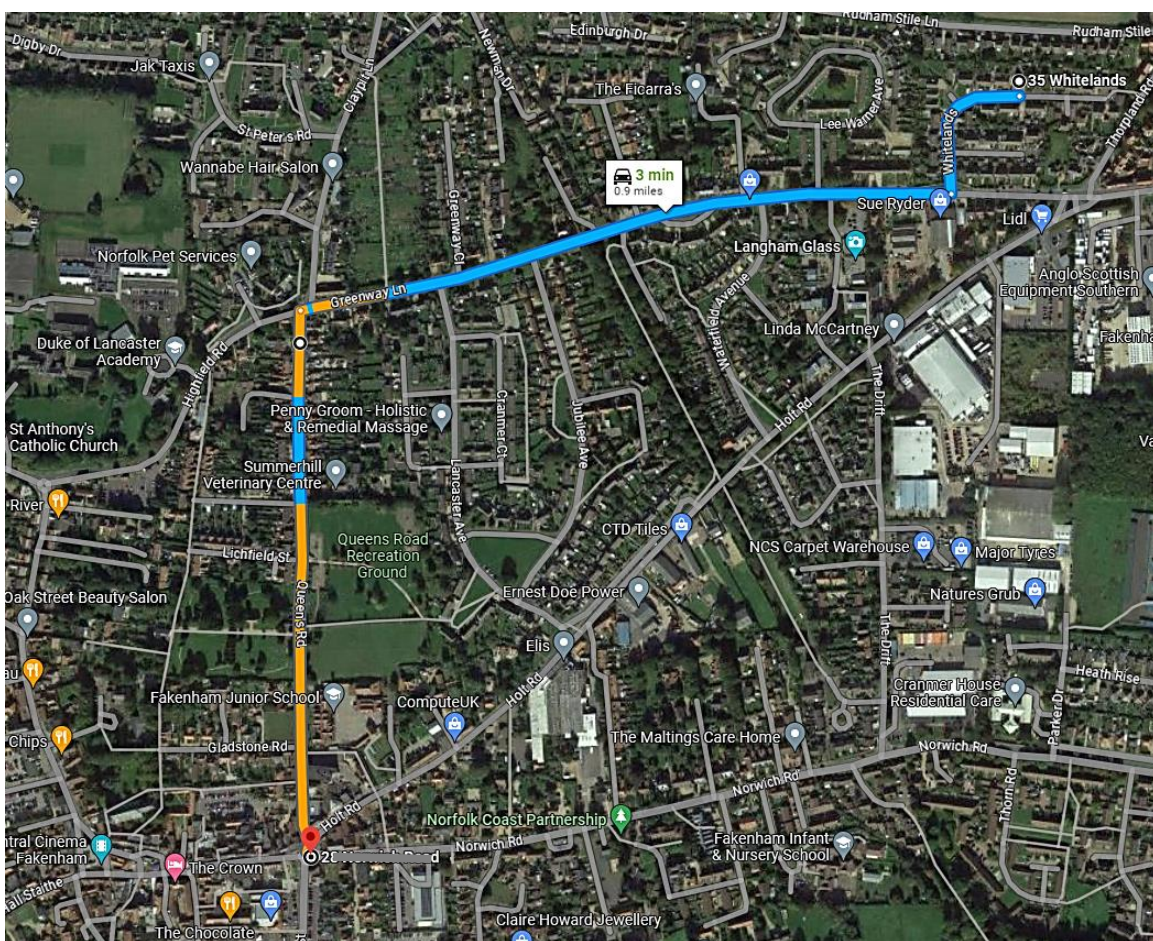
The property is located within a popular cul-de-sac development, about 1 mile from the Town Centre, and within walking distance of 2 Supermarkets and the Doctor's Surgery.

The accommodation comprises:
On the Ground Floor; Spacious Entrance Hall, Sitting room, Kitchen, 2 Bedrooms and a Shower room.
First Floor; Landing, 2 Further Bedrooms and a Fully tiled Shower room.

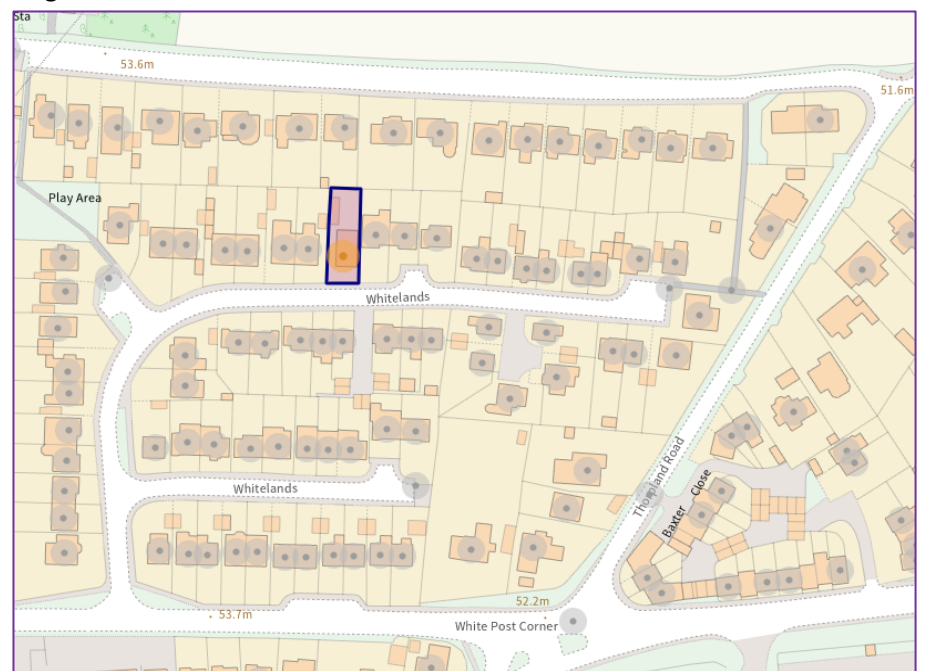
Outside: Long drive providing ample off street parking, Garage, Workshop/Store, Summer House and Green house. Gravelled front garden, part lawned rear garden.

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

Directions: From the Town Centre, take Queens Road, and at the traffic lights turn right into Greenway Lane, Continue past the "Langham Glass" premises, and turn left into Whitelands. Follow the road around to the right, and the property is 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.



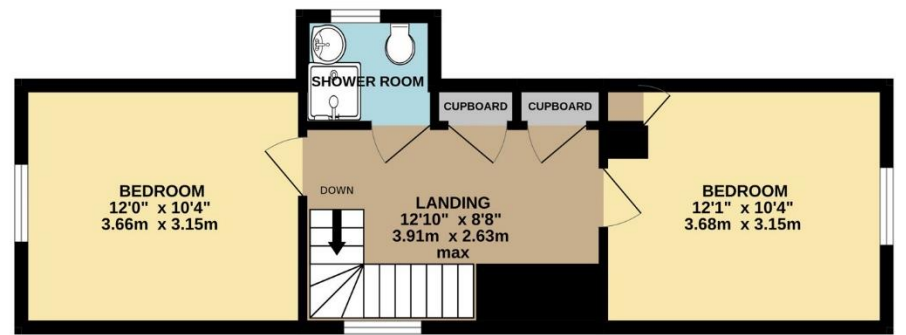
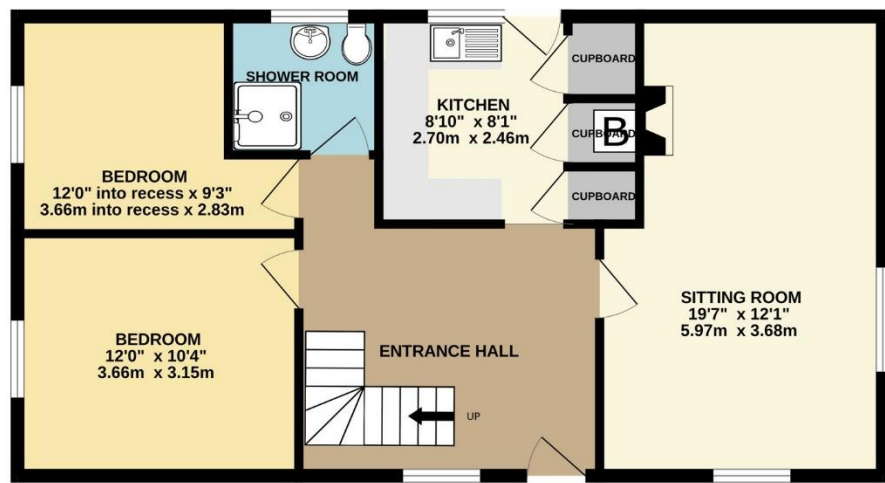
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Part double glazed door to;

Spacious Entrance Hall: 12'10" x 10'7", (3.9m x 3.2m), with open-tread staircase to first floor. Telephone point. Vertical window blinds.

Sitting room: 19'7" x 12'1", (6.0m x 3.7m). A double aspect room with marble fireplace surround, matching hearth, electric fire, timber surround and mantle shelf over. Telephone point. TV point. 2 wall lights. Vertical window blinds.

Fully tiled Kitchen: 8'10" x 8'1", (2.7m x 2.5m). Stainless steel sink unit and adjoining fitted work surface with cupboards, appliance space and plumbing for washing machine under. Further fitted work top with drawers, cupboard and appliance space under. Range of wall mounted cupboard units. 2 built-in shelved cupboards. Further built-in cupboard housing "Glow-worm" gas fired central heating boiler. Strip light. Roller blind. Half double glazed door to outside.

Bedroom 1: 12'0" x 10'4", (3.7m x 3.2m). Vertical window blind. TV point.

Bedroom 2: 12'0" x 9'3", (3.7m x 2.8m) into door recess.

Shower room: Fully tiled shower cubicle with glass screen door. Pedestal hand basin with tiled surround. Low level WC.

First Floor:

Landing: Access to eaves. Hatch to roof space. Built-in shelved cupboard, and further shelved cupboard with access to eaves storage area. Roller blind.

Bedroom 3: 12'0" x 10'4", (3.7m x 3.2m).

Bedroom 4: 12'1" x 10'4", (3.7m x 3.2m). Built-in shelved cupboard. Vertical window blind.

Fully tiled Shower room: Tiled shower cubicle with sliding screen door. Pedestal hand basin. Low level WC.

Outside: To the front of the property is a South-facing, mainly gravelled garden area. Double wrought iron gates and a long, concrete and paved drive, **providing ample off street car parking**, leads to the side of the property, and then to a brick and built up felt, flat roofed **Garage, 20'6" x 9'6"**, (6.3m x 2.9m), with up & over door, concrete floor, strip light, power points and personal door. Attached to the rear of the garage is a **Workshop/Store, 9'5" x 8'2"**, (2.9m x 2.5m), with electrical connection.

The rear garden is well enclosed and laid mainly to lawn with shrub borders, timber and felt roofed **Summer House, 10'0" x 6'0"**, (3.0m x 1.8m), and an aluminium framed **Greenhouse, 8'0" x 6'0"**, (2.4m x 1.8m).

Services: All mains services are connected to the property.

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

Tax Band: "C".

EPC: "D".

